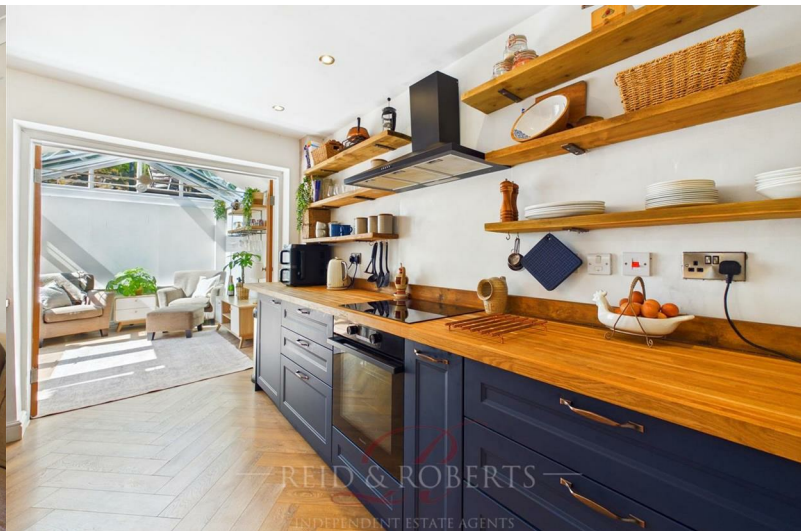




## 16 Bryn Eithin

Gwernymynydd, Mold, CH7 5NG

Offers In The Region Of £270,000



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### Property Description

Reid & Roberts are proud to present this exceptional three-bedroom link-detached home, set within the highly desirable village of Gwernymynydd and enjoying a truly idyllic backdrop of open farmland. Beautifully appointed throughout and thoughtfully enhanced by the current owners, this turnkey property offers a seamless blend of contemporary living and characterful charm. With no onward chain, it presents a rare opportunity for a smooth and stress-free move.

From the moment you arrive, the home exudes kerb appeal, approached via a private driveway providing convenient off-road parking. Stepping inside, you are welcomed by a bright entrance hallway leading into a stylish yet cosy living room. Here, an exposed brick fireplace with a wood burning stove creates an inviting focal point, perfect for relaxing evenings. To the rear, the property truly comes into its own. The heart of the home is a stunning open-plan dining kitchen, expertly designed for both everyday family life and entertaining. The dining area features bespoke booth seating and clever built-in storage, flowing effortlessly into a contemporary kitchen complete with a central island, Belfast sink, solid wood worktops, and integrated appliances. This sociable and beautifully finished space extends into an impressive conservatory with a partially solid roof, offering a versatile, light-filled retreat to enjoy the garden views in every season. Upstairs, the property continues to impress with three well-proportioned bedrooms, including two generous doubles and a versatile third room. A modern family bathroom, fitted with a sleek three-piece suite, completes the accommodation.

Externally, the landscaped rear garden has been thoughtfully arranged over two levels to maximise both usability and outlook. A spacious patio provides the perfect setting for al fresco dining, while an elevated decking area captures far-reaching views across open farmland, creating a peaceful, private haven that truly sets this home apart.

### Accommodation Comprises

The property is approached via a tarmac driveway providing off-road parking for two vehicles leading you to the front entrance.

### Entrance Porch

Slate-tiled steps lead up to a UPVC double-glazed door, opening into a welcoming entrance porch that sets an inviting tone from the outset, offering room for coats and footwear, courtesy light and soft natural light filters through a leaded window to the front elevation.

### Entrance Hallway

A wooden door with frosted glass insets leads you into the entrance hallway, where a sense of warmth and flow is immediately apparent. Featuring decorative coving, a textured ceiling, and an elegant archway detail, double panel radiator, the hallway creates a stylish yet homely first impression. The staircase rises gracefully to the first floor, while the overall layout naturally guides you through to the principal living spaces beyond.

### Lounge

A welcoming and well-presented living room, the space features a charming exposed brick fireplace with a wood-burning stove, creating a cosy focal point. A large front-facing UPVC window allows plenty of natural light.

### Dining Room

Positioned to the rear, the dining room is a truly characterful space, thoughtfully designed to combine comfort with charm. A bespoke booth-style seating area with fitted cushions creates a cosy and sociable setting, perfect for family meals or entertaining guests. This is complemented by a handcrafted shelving unit topped with solid wood, adding a subtle cottage-inspired aesthetic. Natural light flows through the rear-facing double glazed UPVC windows, enhancing the inviting atmosphere of this beautifully curated space. With the addition of a double panel radiator and a TV aerial socket.

### Open Plan Kitchen

Seamlessly flowing from an opening from the dining area, the recently updated kitchen forms the heart of the home and has been designed with both style and functionality in mind. A central island with breakfast bar seating provides a natural gathering point, ideal for entertaining or casual dining. Solid wooden worktops and a classic Belfast sink introduce a timeless quality, while sleek base units and open shelving offer both storage and visual appeal. Integrated appliances, including an electric oven and induction hob with extractor hood, are complemented by void and plumbing for washing machine and dishwasher. Recessed spotlighting and elegant LVT parquet-style flooring complete the space, giving it a refined and cohesive finish.

Double doors open into:

### Conservatory

Flowing effortlessly from the kitchen, the conservatory is a standout feature of the home and a truly exceptional addition. Designed with a partially solid roof alongside glazed sections, it achieves a perfect balance of brightness and year-round comfort. Surrounded by UPVC windows set upon a dwarf brick wall, the space is filled with natural light and offers peaceful views across the garden. Patio doors provide direct access outside, creating a seamless connection between indoor and outdoor living, and making this an ideal space for both relaxation and entertaining.

### First Floor Accommodation

#### Landing

The first floor is accessed via a gallery-style landing that enhances the sense of space and light within the home. This central area provides access to all bedrooms and the family bathroom, maintaining a natural and easy flow throughout the upper level.

#### Principal Bedroom

Located at the front of the property, the principal bedroom is a spacious and light-filled double room, offering a calm and restful environment. With ample space for furnishings and pleasant natural light from the front-facing double glazed UPVC windows and a double panel radiator, this room provides a comfortable and inviting retreat.

#### Bedroom Two

Overlooking the rear garden, the second bedroom is another generously proportioned double, benefiting from double glaze UPVC window to the rear elevation with side openers, double panel radiator and built-in storage. This room combines practicality with comfort, making it ideal for family members or guests alike.

#### Bedroom Three

Bedroom three is a single bedroom featuring a front-facing UPVC window with side opener allowing plenty of natural light. The room benefits from a double panel radiator and a textured ceiling, and offers ample space for a corner wardrobe, making it a versatile room that is ready for immediate use.

#### Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over and fully tiled enclosure. There is also a pedestal wash hand basin with hot and cold taps and a low flush WC. Two frosted double-glazed UPVC windows to the rear elevation provide natural light, complemented by a textured ceiling with central ceiling light point and wood-effect vinyl flooring.

#### Rear Garden

The rear garden has been thoughtfully arranged across two levels, offering a blend of functionality and tranquility. A block-paved patio extends directly from the conservatory, providing the perfect setting for outdoor dining and summer gatherings, bordered by a variety of established shrubs and planting. From here, steps lead to an elevated decking area that enjoys a sunny aspect and open views across surrounding farmland. This peaceful and private setting creates a wonderful retreat, ideal for enjoying quiet mornings or unwinding in the evening.

### EPC Rating - D

### Council Tax Band - E

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Tel: 01352 700070

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SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

could you make this into a luxury property brochure, it;s a three bedroom link detached home that has had a new kitchen, conservatory on the back with a partial solid roof a beautiful addition. It's got a real nice feel this one; ?Mold?The property is approached via a Tarmac driveway for 2 vehicles leading you to the entrance port, where the slates tiled, step leading you up to the porch, entered via a UPVC double glazed door, and puts you into the porch, which has textured seating, courtesy light. And enough space for shoot and coat storage and a leaded UPVC double greys window to the front elevation. A wooden door with frosted glass inserts leads you into the entrance hallway. The entrance hallway has coved and textured ceiling and double panel radiator. And it's like an and then you have stairs rising to the first floor accommodation and where the stairs lie. And you have a decorative archway as well. #um. But it's a great space. Nice warm welcomes the property #um directly ahead you have the #um dining room. And this has a built in seating area and so built in. And what's it called? Can't think of what it's called. Built in both seating and.In the dining room, you have a booth style seating area, which is all built in and you have. #ah peaceful cushions and that will all #um stay with the Booth. You have a built in

like shelving unit, which has a solid wooden top. And bringing in the like cottage life like style of this home. And you have double BGPVC windows with side openers to the rear elevation. And then you have double panel radiating radiator in here and the TV aerial socket. And then you, it's an open plan space then you flow into the kitchen beautifully. The kitchen has a built in island. With a like. #ah breakfast bar area to the dining room side. And then you have a Belfast sink with mixer tap over. Again, this is a solid wooden worktop and has a central ceiling like point over this area as well. And this is perfect space for those who love to entertain as you can cook and chat with your guests in unison. Then, if you can, then in the kitchen, it houses a range of base units. And so within that island, you have #um. Avoiding plumbing for washing machine #um. And a dishwasher as well in that built-in area and then I'll come behind you and then in the kitchen area. It has a range of base units with again solid wooden worktops over. You have a. Electric oven and a four ring induction hob with an extractor hood over. And loads of wall space which currently utilises shelving. Under stairs, storage cupboard, recess spotlighting and you have LVT. #um. Parquet style flooring in both the dining room and kitchen area. And then this flows beautifully into the conservatory, access via double wooden doors. And this is a fantastic addition to the home, a beautiful bright light filled space again perfect for entertaining. #um you've got the continuation of the LVT and Parquet self flooring. And partial solid #ah roof and then partial #um glass PVC roof and you have a mixture of both. #Ah, sat on dwarf brick wall. With double glaze GPVC window units with top openers and double patio doors leading you out to the rear garden. And yeah, just a fantastic space and fantastic addition to the property. And the garden. Is split onto two levels so you #um from the conservatory. You have #um block paved patio area. And with like perfect for seating, you got bordered by a array of shrubs, bushes and plants. Barbeque area and then #um. Metal stairs lead you up to a decking platform. This has views of the farmland beyond a real sun trap. And and a beetle serene space and to enjoy your morning coffee. Starts from the hallway rise to the landing, so this is a gallery landing. The #um principal bedroom is situated to the front of the property. #um when a space for a double bed you have double glaze UPVC windows with side openers to the front elevation. Double panel radiator. LVT Park haestyle flooring. TV arrow point that's it. Bedroom three, here's a single bedroom having to book a GPVC window with side opener to the front elevation double panel radiator. Doderail, textured ceiling, and enough space for a corner. And wardrobe. The family bathroom is fitted with a 3P suite comprising of a punnels bus. With electric shower over and this is a fully tiled enclosure in this space as well. You have a pedestal sink unit. With hot and cold tap and a low flush WC. You have two double glaze UPVC windows both being frosted. And to the rear elevation. Textured ceiling, central ceiling, light points, and wood affect or lino flooring. And you also have a heated towel rail in here. And then lastly, you have the second bedroom. Which. Which is a double bedroom with a double glaze UPVC window to the rear elevation with side openers. What I can say is really nice. With LVT and parquet style would have had flooring not off waft access points double panel radiator. TV aerial socket. And a built and cupboard over the recess of the stairs and with additional shelving.



## Road Map



## Hybrid Map



## Terrain Map



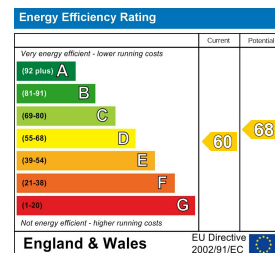
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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