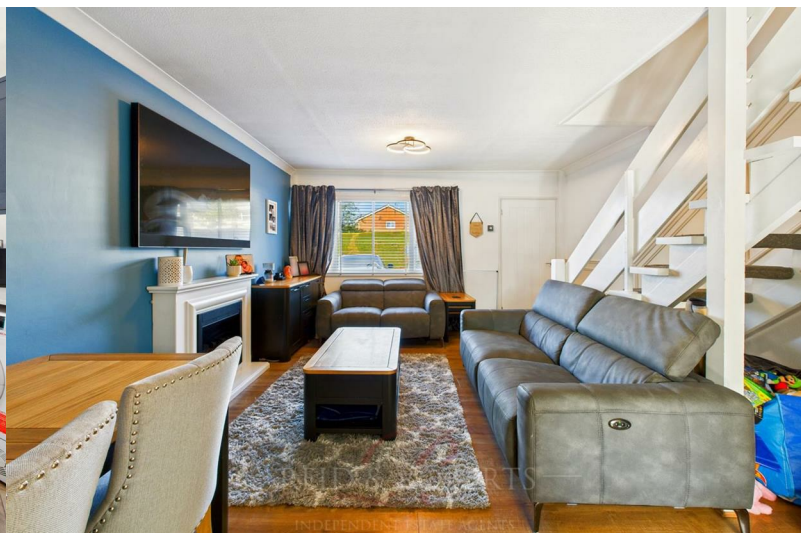




## 11 Park Avenue

Bryn Y Baal, Flintshire, CH7 6XR

Offers In The Region Of £240,000





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### Property Description

Reid & Roberts Estate and Lettings Agents are delighted to present this superb family home, finished to a modern standard and perfectly positioned in the heart of Mynydd Isa just minutes from Mold town centre. Set on a generous corner plot with woodland views, this stunning three-bedroom semi-detached property is the ideal blend of modern comfort, practical space, and timeless style.

Tucked away in a desirable residential area, this home offers beautifully presented living accommodation throughout, ideal for families, first-time buyers or those seeking a move-in ready home in a peaceful yet well-connected location.

Step inside to a welcoming entrance hall where you will find a spacious and light-filled lounge, featuring stylish wall panelling, a charming electric fire set within a wooden mantle and hearth. Open-tread stairs rise to the first floor, enhancing the room's character. A contemporary kitchen has been recently installed and finished to an exceptional standard. Boasting granite worktops, soft-close units, integrated Lamona appliances. Upstairs, the landing continues the home's tasteful décor. The principal bedroom is a generous double with fitted wardrobes while the second bedroom is another double overlooking the rear garden. The third bedroom, currently used as a nursery, is ideal for a child's room, guest bedroom, or home office. The modern family bathroom has been recently updated with a sleek three-piece suite.

The rear garden is a real highlight—low-maintenance and perfect for entertaining, with a mix of lawn, patio, and a raised artificial turf area. A single garage (with side access) and a block-paved driveway for up to three vehicles add extra convenience.

Located within easy reach of highly regarded schools, local amenities, and major commuter links, this property offers the perfect balance of tranquillity and accessibility.

### Front & Driveway

To the front, a block-paved driveway offers ample parking for up to three vehicles, leading to a single garage with up-and-over door. The garage also includes a UPVC window and side-access door, providing flexibility for storage, a workshop, or additional utility space.

### Entrance Hall

A bright and welcoming hallway featuring wood-effect laminate flooring, UPVC double-glazed frosted windows to the front and side, and ample space for coats and shoes. A wooden internal door leads you into the main living area.

### Lounge

Spacious, stylish, and full of natural light, the lounge boasts continued wood-effect flooring, a feature wall with elegant panelling to dado rail

height, and a charming electric fire set into a wooden mantle and hearth. A large UPVC double-glazed window to the front elevation is fitted with Venetian blinds, while a frosted internal window offers a glimpse into the kitchen. The room also benefits from two double-panel radiators and open-tread stairs leading to the first floor.

### Kitchen

Newly fitted and designed with both functionality and flair, the kitchen is a true showstopper. It features sleek granite worktops, a range of high-quality soft-close wall, base and drawer units, and integrated appliances including a Lamona electric oven, microwave, fridge/freezer, and induction hob with extractor. There's space and plumbing for a washing machine and dishwasher. The wood-effect Parry flooring, recessed ceiling spotlights, under-cabinet LED lighting, and composite sink with matching drainer complete the modern look. A UPVC door with frosted inset and cat flap (which can be replaced, if preferred) opens out to the side garden.

### Stairs Rise to

### First Floor Accommodation

Bright and well-kept, the landing continues the decorative panelling to dado height and is fitted with carpeted flooring. There's access to the loft, a ceiling light point, and a spacious airing cupboard housing the Worcester combi boiler, with additional storage.

### Bedroom One

A generous double bedroom offering fitted wardrobes with hanging rails and shelving, a UPVC double-glazed window to the front (with side and top openers), fitted Venetian blinds, a double-panel radiator with decorative cover, and a textured ceiling with central light point. A peaceful, well-designed space.

### Bedroom Two

A well-sized second double bedroom overlooking the rear garden, complete with wood-effect laminate flooring, UPVC double-glazed window with side opener, single-panel radiator, and ceiling light.

### Bedroom Three

A charming single room currently used as a nursery, with laminate flooring, a rear-facing UPVC double-glazed window, single-panel radiator, and ceiling light point—ideal as a child's room, guest space, or home office.

### Bathroom

Recently modernised, the stylish family bathroom comprises a three-piece suite: a low flush WC, a wash hand basin set into a contemporary vanity unit with storage drawers, and a panelled bath with mains-fed shower above. The space is finished with tiled splashbacks, wood-effect vinyl flooring, a chrome heated towel rail, and a frosted UPVC window to the side elevation.

Tel: 01352 700070

### Rear Garden

A fantastic outdoor space, perfect for families or entertaining. Mostly laid to lawn, with a paved patio area and steps leading to a raised section of artificial turf—great for low-maintenance enjoyment. The garden is fully enclosed with timber fencing, and also features a storage shed and rear access to the garage.

### Garage

A single garage with up-and-over door. The garage also includes a UPVC window and side-access door, providing flexibility for storage, a workshop, or additional utility space.

### EPC Rating - D

### Council Tax Band

### 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.

### Do You Have A Property To Sell?

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

### Loans and Repayments

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

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage

Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.





Road Map



Hybrid Map



Terrain Map



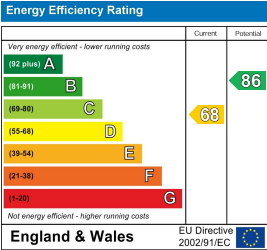
Floor Plan



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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