



Heyes Cottage Bryn Coch Lane

Mold, CH7 1PP

O.I.R.O £240,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this beautifully restored traditional semi-detached property, rich in history and brimming with original charm. Built in the 1940s to house the head gardener of the esteemed Llys Preswylfa Manor Estate, this remarkable home now forms part of a Grade II listed building and retains a host of period features that reflect its distinguished heritage. Throughout the property, you'll find carefully preserved details such as quarry-tiled flooring, original internal doors, and elegant picture rails, all of which contribute to the timeless atmosphere of the home. The current vendor has carried out a comprehensive renovation, thoughtfully enhancing the interior while honouring its character. The result is a wonderfully proportioned and beautifully presented home that is move-in ready with possible potential for extension (planning permission needed).

The ground floor offers a welcoming entrance hallway, leading into a spacious lounge filled with natural light and period features. To the rear, a generous kitchen and dining area provides a practical and sociable space for day-to-day living and entertaining, with lovely views out to the garden. Upstairs, the first floor offers three comfortable double bedrooms, each with its own unique charm, alongside a shower room. Externally, the property benefits from off-road parking for two vehicles to the front, while the rear garden is laid to lawn and enjoys a peaceful, private setting – perfect for relaxing outdoors. A detached metal shed offers useful storage space for tools, bikes, or garden equipment.

Mold is home to one of North Wales' best-loved street markets, renowned for its variety and warm Welsh welcome. The town offers excellent English and Welsh primary and secondary schools, a full range of healthcare facilities including doctors, dentists, and opticians, as well as a great selection of shops, supermarkets, libraries, and leisure amenities. Mold also boasts a theatre, cinema, and convenient access to the A55.

Accommodation Comprises

The property is approached via a paved driveway leading to the front entrance.

Composite front door leads into:

Entrance Hall

Upon entering, you are greeted by a charming hallway that retains its original quarry-tiled flooring, creating a warm first impression. This space also features a double panel radiator, wall-mounted alarm system, and coat hooks, with stairs rising to the first floor.

Lounge

To the front of the property, the lounge is a cosy and inviting space, filled with natural light through a low-set UPVC double-glazed window with a deep timber sill. The room boasts original picture rails, wood-effect laminate flooring, and a feature log-effect burner set neatly into the corner. A stunning copper vertical radiator provides a modern twist while also serving as an eye-catching design element.

Kitchen/Dining Room

The heart of the home lies in the spacious kitchen/dining room, thoughtfully laid out to accommodate modern living and family gatherings. The kitchen is fitted with a range of wall, base, and drawer units topped with complimentary work surfaces and incorporating a ceramic sink unit with a matching drainer and mixer tap. Integrated appliances include a built-in oven and four-ring gas hob with extractor hood above, while there is void and plumbing for a washing machine. A pantry-style cupboard provides practical storage with fitted shelving, and a charming arched alcove houses matching granite surfaces and additional base units. A wall-mounted combination boiler is also situated within the kitchen. With ample room for a family dining table, this area is completed by wood-effect laminate flooring, wall-mounted consumer units and electric meter, and french doors opening out onto the rear garden and a separate UPVC window with top opener to the side.

Stairs From Hallway Rise To

Landing

Upstairs, a split-level landing is lit by a UPVC double-glazed window to the side elevation and provides access to the loft. Original wooden doors lead into each of the bedrooms and the shower room.

Bedroom One

A bright and generous double Bedroom, featuring a large UPVC window with a bottom opener to the front elevation, original picture rails, a sloped ceiling, a double panel radiator, and built-in wardrobes with fitted shelving and hanging rails.

Bedroom Two

The second bedroom is another comfortable double room, with a UPVC window overlooking the rear garden, a single panel radiator, and picture rails, offering a calm and relaxing atmosphere.

Bedroom Three

The third bedroom, also located to the front, benefits from a UPVC window with a bottom opener, a single panel radiator, and picture rails, making it ideal as a nursery, guest bedroom, or home office.

Tel: 01352 700070

Shower Room

The family bathroom is tastefully appointed with a modern three-piece suite comprising a corner shower cubicle with mains-powered shower, a pedestal wash basin, and a low flush WC. The space is fully tiled, with a tongue-and-groove ceiling, recessed spotlights, and a tile-effect vinyl floor. A frosted UPVC window to the rear provides natural light while maintaining privacy, and a heated chrome towel rail adds a finishing touch.

Rear Garden

The rear garden offers a peaceful outdoor space, perfect for al fresco dining or relaxing in the warmer months. French doors from the kitchen open directly onto the garden, which provides a private and low-maintenance retreat with potential for further landscaping.

EPC Rating C

Council Tax Band C

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

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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.

Would you like to arrange a viewing?

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Road Map



Hybrid Map



Terrain Map



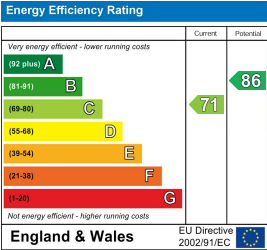
Floor Plan



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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