



29 Bron Yr Eglwys

Mynydd Isa, CH7 6YQ

£230,000



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Property Description

Reid & Roberts are delighted to offer this spacious three bedroom semi detached home, situated in the desirable Mynydd Isa. The property features a bright lounge with a large front facing UPVC window and a gas fireplace, an open plan kitchen and dining area with integrated appliances, and a conservatory with French doors opening onto a beautifully landscaped rear garden. The kitchen includes fitted units, a gas hob, tiled splashbacks, and houses the gas boiler. The conservatory is usable year round with an air conditioning/radiator fan unit and fitted blinds. Downstairs also benefits from ample natural light, wood effect laminate flooring, and a welcoming entrance hallway with under stairs storage.

Upstairs, the property offers three bedrooms two doubles and a versatile single alongside a modern family bathroom with electric shower, vanity basin, and tiled splashbacks. The master bedroom includes a built in cupboard housing the hot water tank, and the second bedroom offers mirrored fitted wardrobes. Outside, the property enjoys a generous rear garden with patio, lawn, fruit trees, and a brick built BBQ, along with a detached garage with power and a side entrance. A concrete driveway provides off road parking, and the front garden features attractive stonework and raised bedding. This home is ideal for families or professionals looking for space, comfort, and scope to personalise.

Located in the sought after village of Mynydd Isa, this property enjoys a prime position with plenty to offer. Surrounded by picturesque countryside, the area is perfect for those who enjoy scenic walks and outdoor activities. Residents benefit from a range of local amenities including shops, schools, and community facilities, as well as excellent public transport links. The thriving market town of Mold is just a short drive away, offering a wider selection of shops, restaurants, and cultural attractions, making this an ideal location for families and commuters alike.

Accommodation Comprises

The property is approached via a concrete driveway and slate gravel area leading a UPVC front door with a frosted glazed inset.

Entrance Hallway

The entrance hallway is accessed via a UPVC front door with a frosted glazed inset. Upon entry, you're greeted by a bright and welcoming space featuring wood effect laminate flooring, a central ceiling light point and a single panel radiator. Under stairs storage offers practical space and also houses the electrics and the gas meter. A wall mounted thermostat is also installed for easy monitoring.

Lounge

The lounge is positioned at the front of the property and is an impressively sized room, perfect for relaxing or entertaining. A large double UPVC window with side openers floods the space with natural light. The room features a gas set fireplace with a marble effect surround, adding a cosy focal point. The flooring is finished in wood effect laminate, and the space includes a single panel radiator, central ceiling light point, and fitted curtain rails.

Kitchen

The kitchen is situated at the rear of the property and is well equipped and fully functional. A UPVC window with a side opener provides pleasant views through

the conservatory to the garden. The kitchen comprises a range of wall and base fitted units, a four ring gas hob with an integrated extractor fan above, and a built in oven. There is space for a dishwasher or washing machine. The countertops incorporate a one and a half bowl sink with a mixer tap, and tiled splashbacks run along the main working area of the kitchen. The flooring is laid with wood effect laminate, and the Ideal gas boiler is housed within one of the kitchen cupboards.

Dining Area

Open plan from the kitchen, the dining area provides an excellent family or entertaining space. The wood effect laminate flooring continues seamlessly from the kitchen, and a central ceiling light point offers a welcoming ambience. Featuring a single panel radiator, with wood skirting boards and the open plan layout enhances the flow between the kitchen and conservatory, making it a great social space.

Conservatory

The conservatory is located to the rear of the home and serves as a bright and versatile additional reception area. Constructed with double UPVC windows and a matching UPVC roof, this room enjoys views over the garden with plenty of natural light. The windows include top openers for ventilation and fitted blinds for privacy. A built in radiator fan and air conditioning unit ensure year round comfort. French doors lead out to the rear patio and garden, making this an ideal space for relaxation or indoor outdoor living.

Stairs Rising to First Floor

The landing area is well lit space thanks to a side facing double UPVC push out window. The space is carpeted and features a central ceiling light point, a smoke detector, and access to the loft via a ceiling hatch.

Bedroom One

The master bedroom is located to the front of the property and is generously proportioned. A large double UPVC window allows light to fill the room. It includes a single panel radiator, central ceiling light point and wooden skirting boards. A built in cupboard with storage houses the hot water tank, and while the room is currently without flooring, this presents an opportunity for the new owner to personalise the space with flooring of their choice.

Bedroom Two

The second bedroom is a comfortable double with a carpeted floor, central ceiling light point, and a single panel radiator. Built in floor to ceiling wardrobes with wood effect vinyl and sliding mirrored doors provide generous storage space while maintaining a sleek appearance. The room also benefits from a double UPVC window with side opener.

Bedroom Three

The third bedroom, located at the front elevation, is a single room ideal for use as a child's bedroom, study, or hobby room. It includes a double UPVC window with side opener, a single panel radiator, carpeted flooring, and a central ceiling light point. Curtain rails are fitted, and there are built in storage cupboards to the rear of the room, as well as a recess over the stairs.

Family Bathroom

The family bathroom is positioned at the rear of the property and includes a

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three piece suite. It comprises a panelled bath with electric shower over, a vanity unit with integrated wash basin, and a low flush WC. The walls are partly tiled with a splashback finish, and the flooring is laid in practical vinyl. A frosted double UPVC window offers both natural light and privacy, and there is also an extractor fan and central ceiling light point.

Garage

The garage is located to the side/rear of the property and is accessed via a counterweight garage door. It offers a good sized space for parking or storage and benefits from an electrical supply and a rear facing window for natural light. A side entrance provides direct access to the garden.

Garden

The rear garden is a key highlight of this property, accessed via double French doors from the conservatory. A beautifully laid patio offers ample space for outdoor furniture and al fresco dining, with a brick built barbecue area adding practicality for outdoor entertaining. A path to the side leads to a wooden gate providing access to the driveway and garage. The lawned area is generous in size, bordered by mature trees and shrubs for privacy and charm. At the rear of the garden are two mature apple trees and blackberry bushes, adding a delightful touch to this outdoor haven.

EPC Rating B

Council Tax Band D

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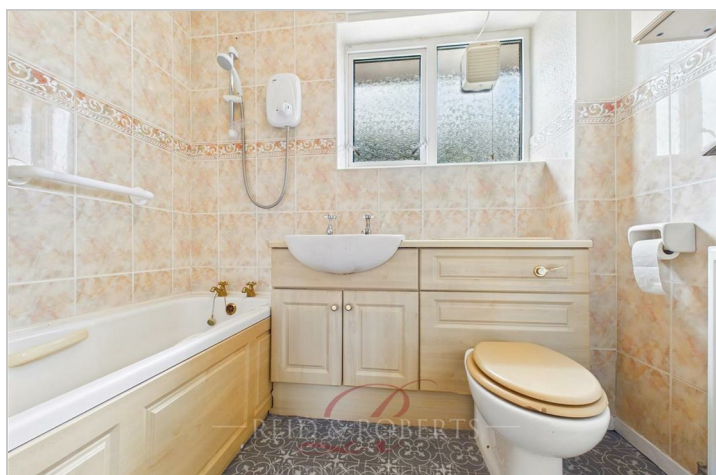
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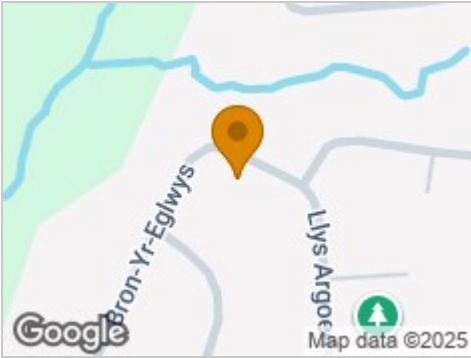
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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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