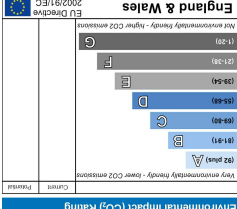
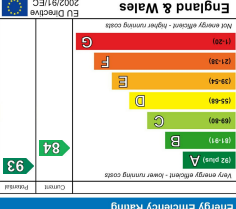


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FFORDD BRYN GWYNANT, MOLD
Offers Over £350,000



Immaculately Present Throughout | NHBC Warranty | Four Double Bedrooms - An executive four-bedroom detached family home built by Castle Green, the property is situated in a sought after development on the edge of the popular village of Bryn Y Baal. The property is located within easy access of main commuter routes such as the A55 offering links to Chester, Manchester, Wirral and the North Wales Coast whilst also being within walking distance of local schools and everyday amenities. The property is immaculately presented throughout and in brief comprises of; entrance hall, wc/cloaks, dual aspect living room, spacious kitchen/dining/living area with French doors to the garden, and utility room with under stair storage cupboard. To the first floor leading up the half-turned staircase, there are four double bedrooms and main bathroom with three-piece suite. The main bedroom benefits from having triple fitted mirrored wardrobes and an en suite shower room. Externally there is a driveway to the side of the house allowing parking for two vehicles which in turn leads up to the garage which can be accessed via the up and over door. There is also access to the rear garden via a timber gate where a path leads round to the garden. The garden has a paved patio area and retaining wall to rear with steps to the side leading to the tiered grass lawn with flower borders. The garden is fully enclosed with timber fencing and brick retaining wall. Viewing is highly recommended to appreciate this property.

Entrance Hall

Leading through the composite front door, the hallway has a turned staircase rising to the first floor, there are doors leading to the living room, kitchen and wc/cloaks.

Living Room

A spacious living room that benefits from being a light and airy space with three uPVC double glazed window, television point, power points, radiators.

WC/Cloaks

Comprising of a low flush wc, wash hand basin with tiled splash back, radiator to side, tiled flooring.

Open Plan Kitchen/Living

A spacious kitchen/dining/living room with white coloured fitted base and drawer units with complementary worktop surface over incorporating an inset stainless steel sink with drainer an chrome mixer tap. There are a range of integrated appliances to include; gas hob, extractor hood, oven and grill, fridge/freezer and dishwasher. Benefitting from a dual aspect with uPVC double glazed windows and french doors with side panels, this is an incredibly light and bright space. Door to the rear leading into the utility room, inset ceiling spotlights, radiator, power points, tiled flooring.

Utility Room

Leading from the kitchen, the utility has a base unit with space to either side for a washing machine and dryer with worktop surface incorporating a stainless steel sink with drainer. There combi boiler is housed on the wall, there is a useful under stair storage cupboard to side, radiator and power points. Frosted composite door to side leading onto the driveway.



First Floor Landing

With doors leading off to the bedrooms and main bathroom, there is access to the loft via a ceiling hatch, power points, storage cupboard to side.

Main Bedroom

A spacious main bedroom with uPVC double glazed window overlooking the garden, built in triple wardrobes with mirrored sliding doors, power points with USB charging, radiator, door to side leading into the en suite shower room.

En Suite

A stylish three piece suite with a walk in mains powered rainfall shower with feature tiled walls, low flush wc and wash hand basin with matching tiled splashback. There is a uPVC double glazed window to the side elevation, chrome ladder style radiator.

Bedroom Two

Double bedroom with fitted wardrobes to side with sliding mirrored doors, uPVC double glazed window, radiator and power points.

Bedroom Three

Double bedroom, uPVC double glazed window, radiator and power points.

Bedroom Four

Double bedroom with dual aspect, uPVC double glazed windows, radiator and power points.

Bathroom

Three-piece suite with panel enclosed bath and overhead mains powered shower, low flush wc and wash hand basin. Partly tiled walls, frosted uPVC window, chrome ladder style radiator, tiled flooring.

Externally

Externally, the property has a driveway to the side allowing parking for two vehicles which in turn leads up to the garage. This can be accessed via the up and over door. There is also access to the rear garden via a timber gate where a path leads round to the garden. The garden has a paved patio area and retaining wall to rear with steps to the side which lead to the tiered grass lawn with flower borders. The garden is fully enclosed with timber fencing and a brick retaining wall to the side.

Garage

Accessed via the up and over door to the front, the garage is complete with power and lighting.

We Can Help

William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651

