

Town & Country

Estate & Letting Agents

Parc Issa, Mold

Offers In The Region Of

£250,000



This beautifully presented four bedroom detached family home is located in the desirable area of Bryn-y-Baal, offering a perfect blend of modern living and rural tranquility. The property boasts generous living space, contemporary finishes, and a large garden ideal for families.

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DESCRIPTION

Available with No Onward Chain this property is situated within a quiet cul-de-sac part of a modern development offering easy access to Buckley, Mold, Chester and local motorway networks as well as a host of day-to-day communities and facilities this beautifully presented light and spacious four-bedroom home enjoys the benefit of gas-central heating along with UPVC double glazing, this property comprises an inviting entrance hall with cloakroom WC, living room, dining room, kitchen breakfast room with a utility room off and a first-floor landing offering access to a contemporary family bathroom all four bedrooms, the principle of which enjoys ensuite facilities.

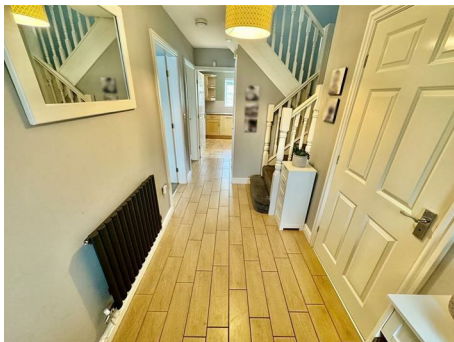


LOCATION

This property offers a serene residential environment with easy access to both rural countryside and essential urban amenities. It is an ideal location for anyone seeking a peaceful lifestyle while being close to the conveniences of a nearby town.

DIRECTIONS

From our Chester branch: Lower Bridge Street, head west on Castle Street towards Bunce Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the first exit onto Wrexham Road/A483, at the roundabout, take the second exit and stay on Wrexham Road/A483, at the roundabout, take the second exit and stay on Wrexham Road/A483, at Post House Roundabout/Wrexham Road Interchange, take the third exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, slight left to merge onto N Wales Expy/A494/A55 towards Conwy/Mold/Yr Wyddgrug, at junction 33B, take the A494 exit to Mold/Yr Wyddgrug, continue onto Mold Rd/A494, continue to follow A494, turn left onto Alltami Road, turn right onto Bryn Road, turn right onto Parc Issa, turn right to stay on Parc Issa, the property will be on the right.



ENTRANCE HALL

15'1 x 5'3

The property is entered through a composite double glazed front door which opens to woodgrain effect ceramic tile flooring with an anthracite column style radiator, stairs off rising to the first floor accommodation with spindle balustrades and a storage cupboard below, doors off open to the cloakroom WC, living room, dining room and kitchen/breakfast room.



CLOAKROOM W.C.

6'5 x 3'0

Installed with a dual flush low level WC, pedestal wash and basin with mixer tap and tiled splashback with ceramic flooring and a radiator, recessed downlights set within the ceiling and an opaque window to the front elevation.



LIVING ROOM

18'1 x 11'6

Featuring a bay window facing the front elevation with a radiator below along with a living flame gas stove mounted on a slate hearth.



DINING ROOM

13'3 x 9'3

Having a continuation of the wood grain effect ceramic tile flooring from the entrance hall and having a radiator and a patio door which opens to the rear garden.



KITCHEN/BREAKFAST ROOM

14'6 x 10'3 max

The kitchen is installed with a range of light wood grain effect wall base and drawer units which is complimented by stainless steel handles. Ample work surface space houses a mixer tap and tiled splashback. Integrated appliances include a stainless steel gas hob with extractor hood above, double oven and dishwasher. The flooring is ceramic tiled, recessed down light to set within the ceiling, there is a radiator, a window to the rear elevation and a door opening to the utility room.





UTILITY ROOM

8'8 x 4'7

Wall and base units with surface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback, space and plumbing for a washing machine, continuation of the ceramic tile flooring from the kitchen. A double glazed door opens to the rear garden and another door open to the garage.

FIRST FLOOR LANDING

Continuation of the banister and spindle balustrades from the entrance hall and doors off opening to the family bathroom and all four bedrooms, the principal of which enjoys ensuite facilities.



PRINCIPAL BEDROOM

12'6 x 11'0

Having a window facing the front elevation and a radiator below a range of gloss front fitted wardrobes and a door off opening to the ensuite shower room.



EN SUITE SHOWER ROOM

7'4 x 3'2

Installed with a lovely modern suite comprising a dual flush low level WC along with a pedestal wash hand basin and oversize shower enclosure with dual head thermostatic shower. The walls are fully tiled with a chrome towel rail, opaque window to the side elevation and set within the ceiling is an extractor fan and recessed downlights.



BEDROOM TWO

10'6 x 10'3

Fitted with double wardrobes with sliding mirror doors with a window facing the rear elevation with a radiator below.



BEDROOM THREE

7'6 x 10'3

With a window facing the rear elevation with the radiator below.



BEDROOM FOUR

8'5 x 6'8

Window faces the front elevation with the radiator below and access to the loft space.



FAMILY BATHROOM

7'5 x 5'5

The family bathroom has been installed with a lovely contemporary suite comprising an L shaped panel bath with a dual head thermostatic shower above along with a protective screen, a dual flush low level WC, a pedestal wash hand basin with mixer tap, walls are fully tiled with an opaque window facing the side elevation and recessed downlights set within the ceiling.



EXTERNALLY

To the front of the property is ample off-road parking alongside a predominately lawn garden, side access leads alongside the property to the rear garden. The rear garden enjoys a lovely sunny south facing orientation with a large gravel patio area and steps rising to a sleeper retained lawn garden all of which is enclosed by a series of fence panels and concrete posts. Alongside the property is a timber storage shed and there is outside lighting and a water supply.

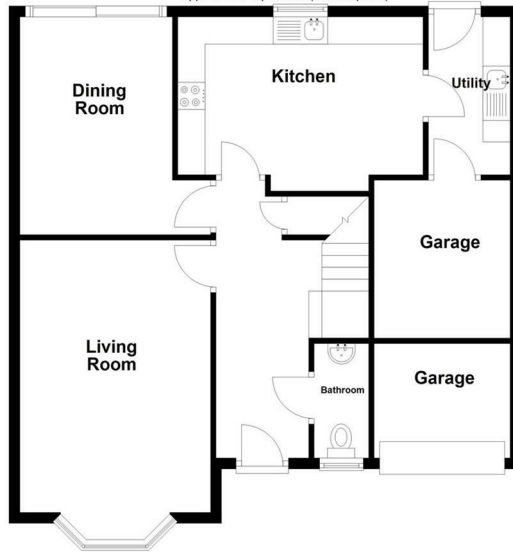


GARAGE

This single garage with power, light and access from the front through an open and over garage door or from a pedestrian door off the utility room. The garage itself has been split and partition into two separate storage spaces with access to loft storage above.

Ground Floor

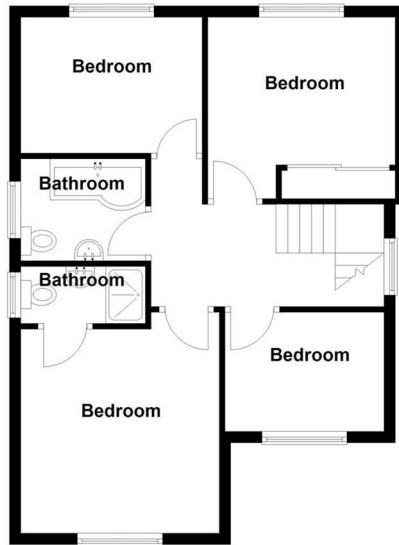
Approx. 76.7 sq. metres (825.2 sq. feet)



Total area: approx. 130.4 sq. metres (1403.1 sq. feet)

FIRST FLOOR

Approx. 53.7 sq. metres (577.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	