



Bryn Barug
Pontblyddyn, Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£475,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

10 Bryn Barug

Pontblyddyn, Mold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FOUR/FIVE BEDROOM DETACHED HOUSE
- RARE OPPORTUNITY TO PURCHASE ON A SMALL AND DESIRABLE DEVELOPMENT
- VAST GARDEN WITH MULTIPLE LAWNS AND SEATING AREAS
- LARGE SUMMER HOUSE WITH POWER POINTS AND LIGHTS
- DOUBLE GARAGE WITH ELECTRIC UP AND OVER DOOR, POWER POINTS AND LIGHTS
- LOUNGE, DINING ROOM, CONSERVATORY AND HOME OFFICE
- CHAIN FREE
- EXCELLENT ACCESS TO MOLD, WREXHAM AND CHESTER
- PERFECT FAMILY HOME
- CATCHMENT FOR SORT AFTER SCHOOL


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance Hallway

Accessed via a solid wood door, solid wood floor, doors to kitchen, home office, lounge, dining room, WC and understairs storage cupboard, wall mounted radiator, stairs to the first floor

Kitchen

11' 5" x 8' 5" (3.48m x 2.56m)

A range of modern wall, drawer and base units, butchers block effect worktop, inset 1.5 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge freezer, built in double oven with gas hob over and extractor hood, double glazed window front, LVT floor, door to utility room

Utility Room

6' 5" x 5' 7" (1.96m x 1.70m)

Fitted wall and base unit, worktop, built in wine rack, plumbing for washing machine, wall mounted Baxi boiler, double glazed door opening to the side

Lounge

15' 5" x 13' 0" (4.70m x 3.96m)

Double glazed window and double glazed patio door opening to the rear garden, wall mounted electric fire, wall mounted double radiator

Dining Room

13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed french doors opening to the conservatory, wall mounted radiator



Conservatory

15' 0" x 10' 0" (4.57m x 3.05m)

A hardwood conservatory with double glazed windows to sides and rear, double glazed french doors to garden, decorative tiled floor warmed with underfloor heating, wall mounted radiator, ceiling fan

Home Office / Bedroom Five

10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed window to the front aspect, wall mounted radiator

WC

Close coupled WC and wall mounted corner wash hand basin, part tiled walls wall mounted towel radiator, obscure double glazed window to the side



First Floor Landing

Doors to bedrooms, bathroom, airing cupboard and access to roof space which is fully boarded and accessed via a fitted loft ladder with power points and lights

Bedroom One

14' 0" x 12' 8" (4.27m x 3.86m)

Double glazed window overlooking the rear garden, fitted mahogany wardrobes, wall mounted radiator, door to ensuite

Ensuite

5' 6" x 5' 4" (1.68m x 1.63m)

A modern suite comprising a double shower cubical with wall mounted shower, close coupled wc and wall mounted wash hand basin, tiled walls and floor, wall mounted towel radiator, obscure double glazed window to the side

Bedroom Two

12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window overlooking the rear garden, wall mounted radiator





Bedroom Three

11' 3" x 8' 5" (3.43m x 2.57m)

Double glazed window to the front aspect, wall mounted radiator

Bedroom Four

10' 5" x 8' 5" (3.17m x 2.56m)

Double glazed window to the front aspect, wall mounted radiator, built in cupboard/wardrobe

Family Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

A modern bathroom suite fitted in 2024 comprising a panelled bath with shower plumbed in over, close coupled WC and wall mounted wash hand basin with cupboards under, built in floor to ceiling storage cupboard, tiled walls and floor, obscure double glazed window to the side, wall mounted towel radiator





GARDEN

A vast garden beginning with a decorative patio area with steps leading to a composite decking sun area and leading up to a well proportioned garden with summer house and play area, with multiple lawns and a wealth of mature flower beds and shrubs, its a truly magnificent garden, there is also a timber bike store, bin area and access to the front via a wrought iron gate

FRONT GARDEN

Laid to lawn with mature shrubs, pathway leading to the entrance door

DRIVEWAY

4 Parking Spaces

A spacious driveway offering off road parking for circa 4 vehicles

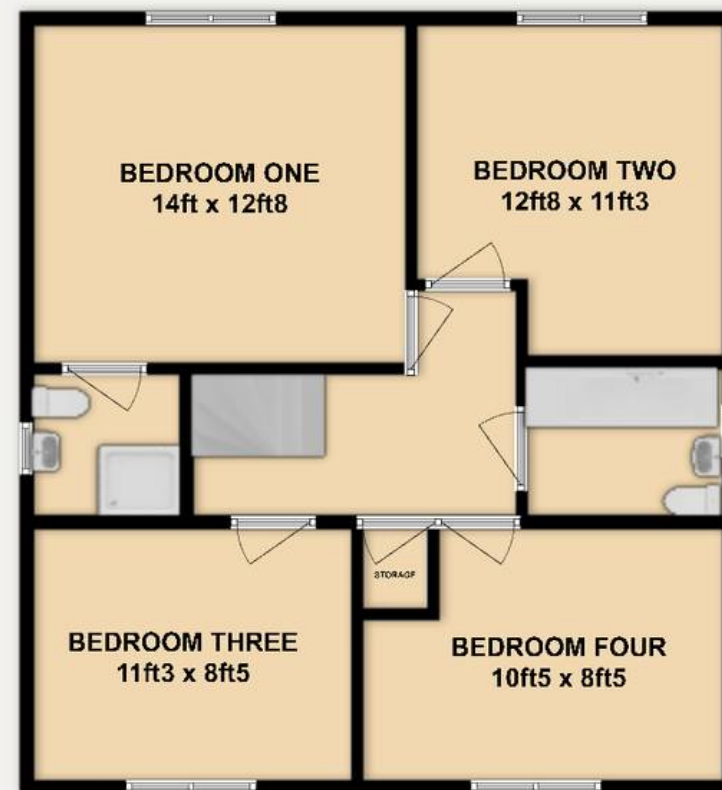
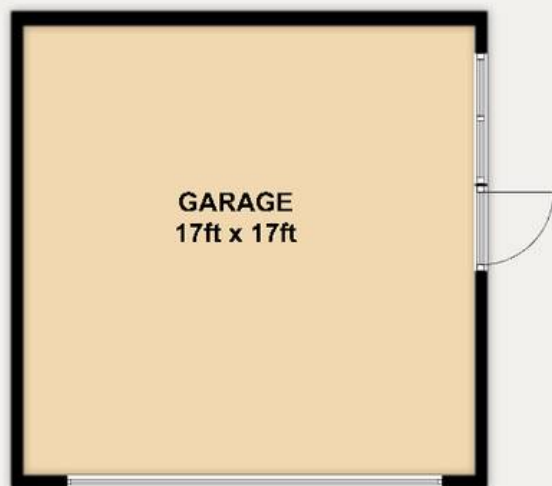
DOUBLE GARAGE

2 Parking Spaces

A detached brick built garage accessed via an electric roller shutter door, with pedestrian door to rear garden, power points and lights









SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 159

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk