



Bryn Y Foel
Rhosesmor, Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£250,000**

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

Bryn Y Foel

Rhosesmor, Mold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE DRIVEWAY ACCESSED VIA IRON GATES
- SOLAR PANELS
- AIR SOURCE PUMP
- DETACHED DOUBLE GARAGE/WORKSHOP WITH 'LIVING ROOF'
- STUNNING FIELD VIEWS
- DESIRABLE SEMI RURAL VILLAGE LOCATION
- CHAIN FREE


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Entrance Hallway

Accessed via a composite door opening to an entrance hallway, wall mounted radiator, stairs to the first floor, doors to the lounge and kitchen, solid Oak floor

Lounge

16' 0" x 11' 5" (4.88m x 3.48m)

Solid Oak floor, PVC double glazed window to the front, dual fuel log burner fire with reclaimed Oak mantle, wall mounted radiator, french doors opening to the conservatory

Conservatory

13' 5" x 8' 5" (4.09m x 2.57m)

PVC double glazed windows to the sides and rear, PVC double glazed french doors opening to the garden, laminate floor with underfloor heating, wall mounted radiator

Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

A range of fitted wall, drawer and base units, worktop with sink unit and mixer tap, built in oven with hob over and extractor hood, plumbing for washing machine, space for a fridge freezer, breakfast bar area, PVC double glazed window to the rear, door opening to the dining room

Dining Room

11' 6" x 9' 7" (3.51m x 2.92m)

PVC double glazed window to the front, wall mounted radiator, door opening to the rear boot room

Boot Room

Stable door opening to the rear garden, doors to storage cupboards and door to WC



Downstairs Toilet

Obscure PVC double glazed window to the side, close coupled WC and wash hand basin

First Floor Landing

PVC double glazed window to the front, doors to the bedrooms, bathroom, storage cupboard and stairwell to the attic hobby room

Bedroom One

11' 10" x 10' 5" (3.61m x 3.18m)

PVC double glazed window to the front, wall mounted radiator, velux window, door opening to an ensuite

Ensuite

9' 6" x 4' 0" (2.90m x 1.22m)

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

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

PVC double glazed window to the rear, wall mounted radiator

Bedroom Three

11' 6" x 9' 8" (3.51m x 2.95m)

PVC double glazed window to the rear, wall mounted radiator

Bathroom

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

A modern suite comprising a P-shaped bath with shower plumbed in over, vanity wash hand basin with cupboards under and enclosed cistern WC, tiled walls, obscure PVC double glazed window to the front, wall mounted towel radiator



Attic Room

23' 0" x 7' 5" (7.01m x 2.26m)

Velux window to the rear, eaves storage, laminate floor

Workshop / Garage

Accessed via double doors with power points and lights, fully fitted cctv and alarm, the roof has been prepared for use as a 'living roof'





REAR GARDEN

A private garden laid to artificial lawn with timber fencing surround and stunning field views, patio area and access to the front via a timber gate.

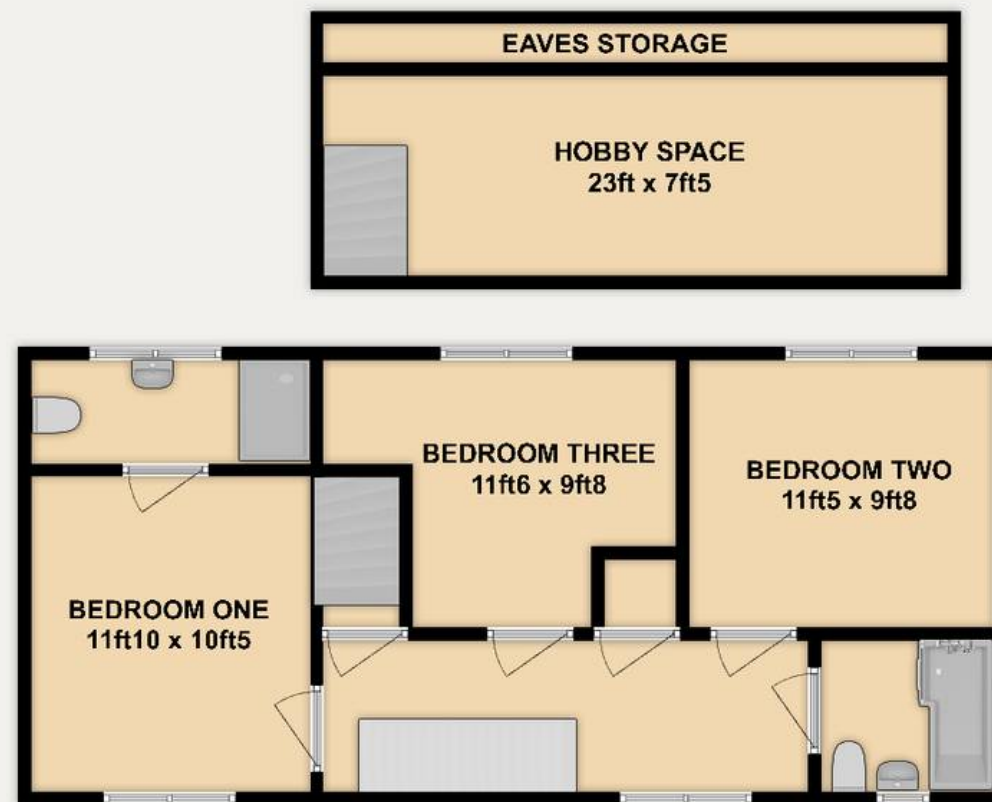
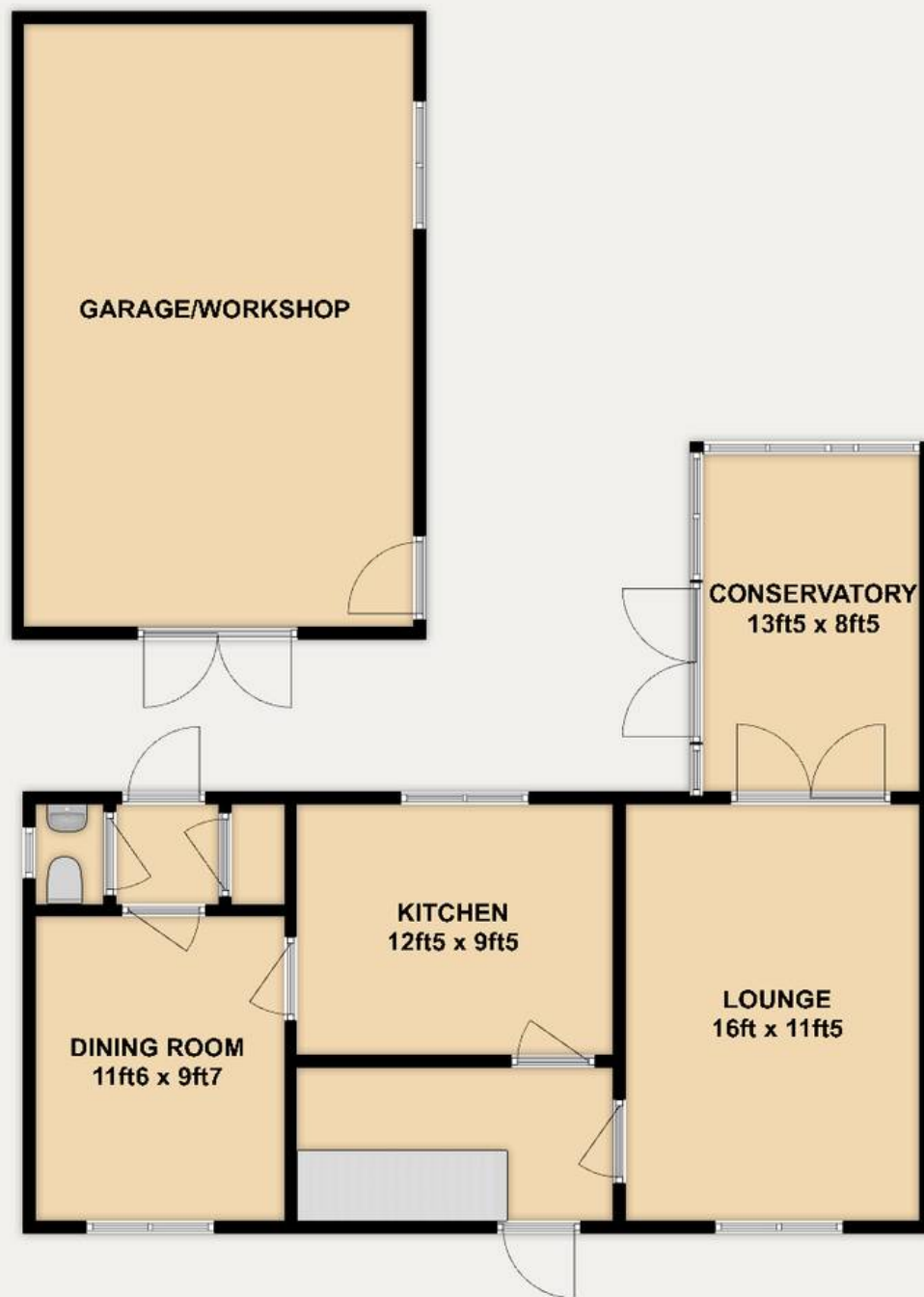
DRIVEWAY

7 Parking Spaces

A vast driveway accessed via sliding iron gates offering ample off road parking









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