



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

15 Parc Issa
Bryn-Y-Baal, Mold,
CH7 6NH

Offers Over
£425,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Occupying a sought-after position within Bryn y Baal, and benefitting from excellent access to the highly regarded Argoed School, this impressive four double bedroom residence offers a rare combination of generous accommodation, elegant presentation, and truly outstanding outdoor space.

From the moment you enter, the property makes a striking impression. A welcoming entrance hall is complemented by a beautiful feature staircase, setting the tone for the sense of space and quality that continues throughout the home. The ground floor offers a superb arrangement of reception rooms, including a bright and inviting living room, a formal dining room ideal for entertaining, and a practical utility room. The heart of the home is the large, well-appointed kitchen, which flows seamlessly into a delightful conservatory, creating a wonderful space for everyday family life while enjoying views of the garden.

To the first floor, an impressive landing provides access to four generously proportioned double bedrooms. Two of the bedrooms benefit from en-suite facilities, adding a touch of luxury and convenience, while a stylish family bathroom serves the remaining rooms.

One of the true highlights of this home is the exceptional rear garden. Beautifully positioned to take full advantage of far-reaching countryside views, it offers a wonderful sense of privacy and tranquillity. A patio seating area provides the perfect setting for outdoor dining and relaxation, making it an ideal space for both entertaining and quiet enjoyment.

Further benefits include a double garage and a private driveway, providing ample off-road parking and practicality.

This is a home that must be viewed to fully appreciate the scale, setting, and lifestyle on offer. Early viewing is highly recommended.



Entrance Hall
3.38 x 2.12 (11'1" x 6'11")



A welcoming entrance hall sets the tone for this superb home, offering an immediate sense of space and quality. A striking staircase rises to the first floor, creating an attractive focal point, while glazed entrance doors allow natural light to gently flow through the space. The hallway provides access to the principal reception rooms, establishing a seamless and practical layout.

Dining Room
4.07 x 3.38 (13'4" x 11'1")



A beautifully bright and inviting dining room, enhanced by a charming bay window to the front elevation. This elegant space offers the perfect setting for both relaxed family meals and more formal entertaining, with natural light enhancing its warm and welcoming feel. Additionally, there is office space, currently utilised by the vendors, providing a practical and versatile area ideal for working from home or study.

Living Room
3.60 x 5.95 (11'9" x 19'6")



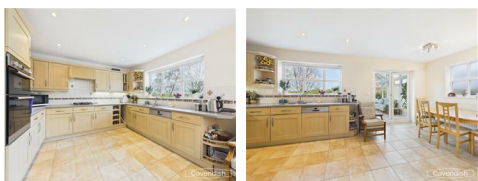
A generously proportioned and beautifully balanced reception room, featuring a bay window to the front elevation and a focal point gas fire that adds warmth and character. French doors with glazed side panels open directly onto the rear garden, creating a seamless connection between indoor comfort and outdoor living ideal for both entertaining and everyday enjoyment.

Kitchen
5.96 x 3.54 (19'6" x 11'7")



A large, bright and beautifully appointed kitchen forming the true heart of the home, offering an excellent balance of style, space, and functionality. Fitted with a range of wall and base units complemented by work surfaces, the kitchen includes integrated appliances such as a double oven, dishwasher, and under-counter fridge.

There is ample space for a kitchen dining table, creating a warm and sociable setting for everyday family life and informal dining. Bifold doors open seamlessly through to the conservatory, flooding the space with natural light and creating a wonderful flow between indoor and outdoor living areas. A rear-facing window further enhances the bright and airy feel while framing pleasant countryside views.



Utility Room
2.44 x 1.73 (8'0" x 5'8")

A practical and well-designed utility space offering additional storage and preparation areas. Housing the boiler, with plumbing and space for laundry appliances, this room also benefits from a stainless steel sink and drainer, tiled finishes, and access to the side of the property, making it an essential and highly convenient addition.

Conservatory
2.93 x 4.18 (9'7" x 13'8")



A superb additional living space flooded with natural light

beneath a glass roof. This charming conservatory features tiled flooring, bespoke fitted blinds, and an electric wall heater for year-round comfort. French doors open directly onto the rear garden, making it an ideal space for relaxation, dining, or simply enjoying the garden outlook.

Landing
3.15 x 3.88 (10'4" x 12'8")



A spacious first-floor landing featuring a beautiful mahogany staircase and a front-facing window that enhances the sense of light and openness. Doors lead to all bedrooms and the family bathroom, with loft access and a useful storage cupboard adding further practicality.

Bedroom One
3.51 x 2.71 (11'6" x 8'10")



A spacious and elegant principal bedroom with a front-facing window and fitted storage. A private en-suite shower room completes this room, offering a comfortable and well-appointed retreat.

En-Suite (Bedroom One)
2.78 x 1.55 (9'1" x 5'1")



Recently renovated and stylishly finished, the en-suite comprises a shower enclosure with glass sliding door, wall-hung wash hand basin, and low-level WC, complemented by a side-facing window and radiator.

Bedroom Two
3.68 x 2.89 (12'0" x 9'5")



A well-proportioned double bedroom enjoying a rear-facing outlook, complete with fitted mirrored wardrobes. A door leads to its own en-suite, offering excellent privacy and convenience.

En-Suite (Bedroom Two)
1.00 x 2.44 (3'3" x 8'0")



Fitted with a shower cubicle and folding glass door, wall-hung wash hand basin with tiled splashback, low-level WC, radiator, and rear-facing window.

Bedroom Three
2.77 x 3.35 (9'1" x 10'11")

A light and airy bedroom enjoying pleasant views over the garden and surrounding countryside, creating a peaceful and relaxing atmosphere.

Bedroom Four
3.67 x 2.41 (12'0" x 7'10")



A light and airy double bedroom enjoying built-in storage.

Family Bathroom
2.08 x 2.66 (6'9" x 8'8")



Well-appointed and practical, the family bathroom comprises a panelled bath with shower attachment over, wall-hung wash hand basin with storage beneath, and wall-hung WC. Finished with tiled walls, a radiator, and a frosted rear-facing window.

External



The rear garden is a true highlight of the property, beautifully landscaped and thoughtfully designed to create a tranquil outdoor haven. Winding stone pathways lead through established planting, mature trees on the boundary, and well-stocked shrub borders, offering a wonderful sense of privacy and natural beauty. A generous patio area provides the perfect space for outdoor dining and entertaining, all set against a peaceful and idyllic backdrop.

To the front, a well-maintained lawn is complemented by mature shrubs and planting, enhancing the home's kerb appeal. A driveway provides off-road parking and leads to a double garage, offering both practicality and secure storage.



Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band G - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Letting Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Directions

Cavendish Estate Agents - Mold1 High St, Mold CH7 1AZ
Head towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 0.6 mi Turn left onto Chambers Ln 0.6 mi Turn right onto Bryn Rd 0.3 mi Turn left onto Parc Issa Destination will be on the left 243 ft 15 Parc Issa Bryn-y-Baal, Mold CH7 6NH