



## 91 Hafod Park

, Mold, CH7 1QP

Offers Over £300,000



Reid & Roberts Estate and Letting Agents are delighted to present this beautifully presented three-bedroom detached family home, occupying an enviable position within the highly sought-after Hafod Park development in Mold. Immaculately maintained and thoughtfully designed for modern family living, this exceptional home offers spacious and versatile accommodation throughout, combining stylish interiors with a warm and welcoming atmosphere.

At the heart of the property is a contemporary open-plan kitchen and family room, ideal for both everyday living and entertaining, while the generous lounge provides the perfect place to unwind, complete with a charming log-burning stove that creates a cosy focal point. Upstairs, three well-proportioned bedrooms offer comfortable accommodation for the whole family, complemented by a modern family bathroom. Externally, the property benefits from ample off-road parking and a generous, fully enclosed rear garden, providing a fantastic space for children to play, outdoor dining and enjoying the warmer months.

Further enhancing the property's appeal, planning permission has already been granted for a substantial two-storey extension, offering an exciting opportunity for the next owners to significantly increase the living accommodation and create their dream family home, should they wish.



### Accommodation Comprises

The property is approached via a tarmac driveway providing off-road parking for approximately three vehicles.

### Entrance Hallway

A contemporary oak-effect composite entrance door opens into a useful entrance porch with fitted inset doormat, leading through to the welcoming reception hall. The hallway features wood-effect laminate flooring, a staircase rising to the first floor, a radiator, useful understairs storage, and oak internal doors providing access to the principal ground floor accommodation.

### Lounge

Positioned to the front of the property, the lounge is a warm and inviting space featuring a cast iron log burner set upon a slate hearth with an oak mantel above, creating an attractive focal point. A large bay window fills the room with natural light, while exposed wooden floorboards, built-in alcove shelving and fitted storage cupboards add both character and practicality.

### Kitchen / Family Room

To the rear of the property is a modern fitted kitchen offering a range of light grey wall and base units complemented by wood-effect work surfaces. Features include a ceramic one-and-a-half bowl sink with mixer tap, integrated fridge/freezer, built-in plate rack, display shelving, wine rack, plumbing for a washing machine, and space for a Belling five-ring range-style cooker with extractor hood above. Finished with inset spotlights, wood-effect flooring and a contemporary vertical radiator.

The kitchen opens seamlessly into a versatile dining or family area, currently utilised as an additional sitting room but equally suited to formal dining. French doors with matching glazed side panels lead directly onto the rear patio, while a further rear-facing window overlooks the garden.

### First Floor Accommodation

#### First Floor Landing

The turned staircase rises to a bright first floor landing with a side-facing window allowing plenty of natural light, loft access and doors leading to all bedrooms and the family bathroom.

#### Principle Bedroom

A spacious principal double bedroom featuring a bay window to the front elevation, fitted sliding wardrobes with hanging rails and shelving, together with a useful built-in cupboard housing the gas combination boiler and providing additional storage.

#### Bedroom Two

Another generously proportioned double bedroom overlooking the rear garden, benefiting from mirrored sliding fitted wardrobes, a radiator and ample space for freestanding furniture.

#### Bedroom Three

A well-proportioned third bedroom currently arranged with a single bed, although comfortably large enough to accommodate a small double if required. This room would also make an ideal nursery, dressing room or home office.

#### Family Bathroom

Appointed with a modern three-piece suite comprising a P-shaped panelled bath with mixer tap and mains-fed rainfall shower over, pedestal wash hand basin and low flush WC. Complemented by tiled flooring, part tiled walls, inset ceiling spotlights, chrome ladder-style heated towel rail, wall-mounted mirror and two frosted UPVC windows to the rear elevation.

### Outside

To the front of the property, a generous hardstanding driveway provides off-road parking for two vehicles, complemented by a neatly maintained lawn that enhances the property's attractive kerb appeal. Gated side access leads seamlessly to the rear garden, where you'll discover a beautifully enclosed outdoor space designed for both relaxation and entertaining. Predominantly laid to lawn, the garden also boasts an elevated patio terrace, creating the perfect setting for outdoor dining, summer barbecues or simply unwinding with family and friends. Offering an excellent degree of privacy, this inviting garden provides a wonderful extension of the living accommodation and is ideally suited to enjoying long summer evenings.

### Planning Permission

There is full planning permission granted for a side extension to provide a fourth bedroom and en-suite to the first floor and additional reception room and utility to the ground floor. Further details can be found on Flintshire County Council Planning Portal page, reference FUL000775/24

### EPC Rating D

### Council Tax Band - E

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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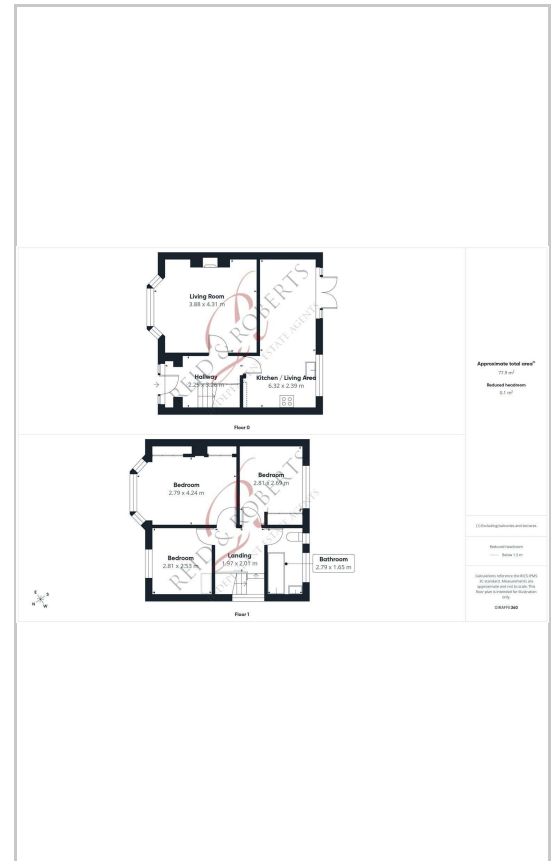
### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

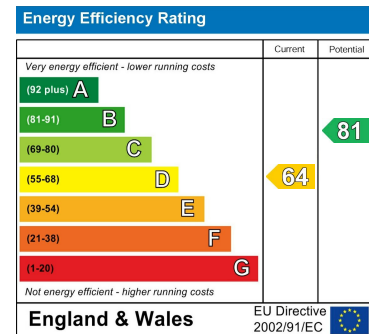
## Area Map



## Floor Plans



## Energy Efficiency Graph



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