



## 1 Mountain View

Rhosesmor, Mold, CH7 6GY

Asking Price £350,000





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## Accommodation Comprises

You are welcomed into the property via the composite door with double-glazed frosted glass insets.

### Entrance Hall

A bright and contemporary 'L' shaped entrance hall, setting the tone for the rest of the home. With direct access to all ground floor rooms, a turned staircase leads you to the first floor accommodation.

The space is finished to a high standard with marble-effect tiled flooring and underfloor heating, inset spotlights, smoke alarm, sprinkler and power points.

### Living Room

A bright and inviting space to relax. There is an alcove convenient for an electric fireplace, with finishes including wood flooring, underfloor heating, inset spotlights, power points, sprinklers, and a UPVC double-glazed window to the front elevation. UPVC double-glazed French doors to the rear open out onto the patio area, blending indoor and outdoor living effortlessly.

### Kitchen / Diner

The heart of the home is the spacious kitchen/diner, ideal for evening meals or entertaining guests. Housing a range of modern wall, drawer and base units with a complementary granite worktop and upstand, the kitchen offers quality appliances including a five-ring induction hob with glass splashback and extractor fan over, a one-and-a-half bowl stainless steel sink with a swan neck mixer tap over and drainer grooves, integrated fridge/freezer, dishwasher and 'Lamona' oven and grill, with space for a washing machine.

Finishing features include marble-effect tiled flooring, underfloor heating, inset spotlights, built-in Bluetooth speakers, sprinklers, power points, smoke alarm and dual aspect UPVC double-glazed windows to the side and rear

elevation. A convenient storage cupboard is ideally situated for practical organisation solutions.

A UPVC door with a double-glazed frosted glass inset provides access to the rear garden.

### Dining Room / Second Reception Room

Located at the front of the property, this second reception room is ideal to use as a separate dining room, snug or office space. A UPVC double-glazed window to the front elevation provides natural light, whilst the room is finished with inset spotlights, sprinkler and power points.

### Downstairs W.C

Located on the ground floor for convenient use, the downstairs W.C comprises a close coupled low flush W.C with a granite worktop over and a vanity unit with an integrated basin, a tiled splashback and mixer tap over. The room is completed with a continuous flow of marble-effect tiled flooring and underfloor heating, and extra features including an extractor fan, ceiling light and a UPVC double-glazed frosted window to the side elevation.

### First Floor Accommodation

#### Landing

The focal point of this space is the turned staircase and hanging pendant light, leading you to the first floor accommodation, with direct access to three bedrooms and family bathroom. The space is finished with a loft access point, inset spotlights, smoke alarm, power points and sprinklers.

#### Bedroom One

The main bedroom is the ideal place to unwind. With plenty of space for a double bed and additional furniture, the room is completed with a UPVC double-glazed window to the rear elevation overlooking the garden, panelled radiator, inset spotlights, sprinkler and power points.

A door leads you directly into the:

Tel: 01352 711170

### En-Suite Shower Room

A convenient en-suite off the main bedroom continues similar decor from the main bathroom, blending functionality with a natural flow. The space is fitted with a back-to-wall low flush W.C, vanity sink with mixer tap over, and a fully tiled mains-powered corner shower with a rainfall shower head and adjustable handset. Additional features include a wall-mounted chrome towel rail, wood-effect laminate flooring, partially tiled walls, inset spotlights, extractor fan and a UPVC double-glazed frosted window to the front elevation.

### Bedroom Two

A generously-sized second bedroom offering plenty of room for a double bed and additional furniture, with the added benefit of built-in wardrobes and drawers, ideal for practical storage solutions. Features of the space include a panelled radiator, inset spotlights, sprinkler and power points. Dual aspect UPVC double-glazed windows to the front and side elevation peacefully frame views of the surrounding village and Clwydian Range.

### Bedroom Three

A bright and versatile third bedroom suitable to be used as a nursery, guest room or dressing area. The UPVC double-glazed window to the side elevation provides reaching views of the Clwydian Range, whilst the space is finished with inset spotlights, panelled radiator, power points and sprinkler.

### Bathroom

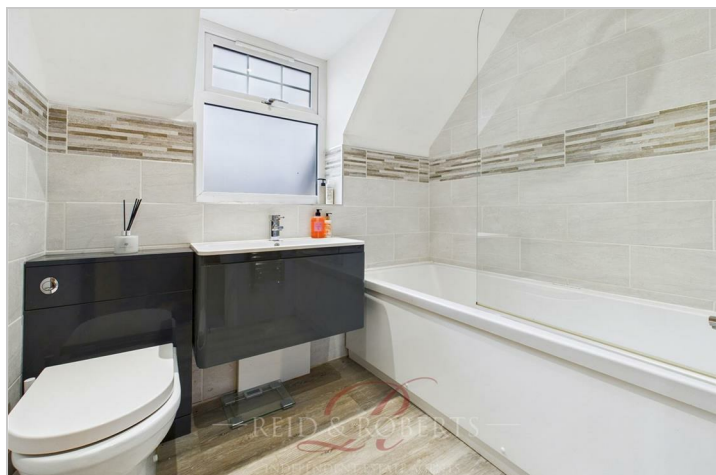
A modern and sleek three-piece suite comprising a back-to-wall low flush W.C, wall-mounted sink with a mixer tap over and storage drawer below, and a panelled bath with taps over and a mains powered shower with a rainfall head and adjustable hand attachment above. The room is complemented with partially tiled walls, wood-effect laminate flooring, a wall-mounted chrome towel rail, extractor fan, inset spotlights and a UPVC double-glazed frosted window to the front elevation, providing natural light whilst ensuring privacy.

### External

To the front of the property, you are greeted with a tarmacked driveway, suitable for multiple vehicles and low-maintenance upkeep. A small gravelled area to the side is an ideal space for potted plants with a pathway leading to the front door and continues around to the left side of the property.

The rear garden is made up of low-maintenance lawn and patio areas, both ideal spaces for al-fresco dining or entertaining guests. A path to the side of the property leads to a wooden gate for easy access to the front of the property. The garden is bordered by a stone wall and additional wood-panelled fencing.

**COUNCIL TAX BAND F**



Road Map



Hybrid Map



Terrain Map



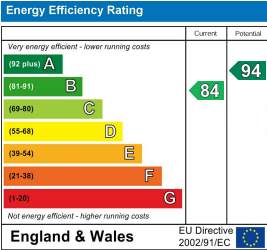
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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