REID & ROBERTS

INDEPENDENT ESTATE AGENTS



7 Cwrt Rhyd Galed

Mold, CH7 6QZ

Offers In The Region Of £525,000

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Accommodation Comprises

The property is approached via an impressive sweeping brick paved staircase which rises towards the elevated main entrance, creating an attractive and welcoming introduction to this substantial family residence. The beautifully presented brick exterior is complemented by woodgrain effect windows and attractive architectural detailing, giving the property a wonderful sense of character and presence.

Entrance Porch

An attractive brick built canopy porch, supported by substantial timber pillars and complemented by an external courtesy wall light, provides a welcoming entrance to the property. A woodgrain effect UPVC entrance door incorporating decorative frosted double glazed panels, with matching double glazed windows positioned to either side, opens into the reception hallway, allowing natural light to filter into the accommodation.

Reception Hallway

A wonderfully spacious and inviting reception hallway which immediately establishes the impressive proportions found throughout this exceptional family home. An attractive turning staircase rises to the first floor accommodation, creating an elegant focal point, whilst wood effect laminate flooring provides a stylish and practical finish. The hallway benefits from a central ceiling light, double panelled radiator and a particularly useful understairs storage cupboard which extends around the staircase, providing excellent space for coats, shoes and household essentials. Internal doors lead to the principal ground floor reception rooms, creating a natural flow throughout the accommodation.

Lounge

A beautifully proportioned and spacious principal reception room, offering a wonderful setting for both comfortable family living and entertaining. The room is centred around an impressive inglenook style brick fireplace, incorporating a substantial timber beam and an inset gas fire positioned upon a traditional quarry tiled hearth. This attractive feature creates a charming focal point and adds warmth and character to the room. A bay window to the front elevation, fitted with woodgrain effect UPVC double glazed windows, allows an abundance of natural light to fill the space, enhancing its bright and welcoming atmosphere. The generous dimensions provide ample room for substantial lounge furniture whilst maintaining an excellent sense of openness. Further features include two wall lights, a central ceiling light, television connection points, two double panelled radiators and fitted carpet.

Kitchen & Breakfast Room

A beautifully appointed and generously proportioned L shaped kitchen and breakfast room, offering an excellent combination of style, practicality and space for modern family living. The kitchen is fitted with an extensive range of attractive wood effect wall and base units, complemented by polished granite work surfaces and tiled splashbacks. An inset one and a half bowl stainless steel sink with mixer tap and integrated drainer grooves is incorporated into the worktop, whilst there is space for a Rangemaster style cooker with a five ring gas hob, electric oven and stainless steel extractor canopy above. Integrated appliances include a dishwasher and fridge freezer. Positioned centrally is an impressive island, providing additional cupboard storage and granite work surfaces, with an extended breakfast bar offering a relaxed seating area. This creates a lovely focal point within the kitchen, ideal for informal dining and socialising whilst preparing meals. Further features include tiled flooring, inset ceiling spotlights, two double panelled radiators and a woodgrain effect UPVC double glazed window overlooking the rear garden. The kitchen flows naturally into a spacious breakfast area, offering ample room for a substantial dining table and additional furnishings. Woodgrain effect UPVC double glazed French doors with matching side windows open directly onto the rear garden, allowing an abundance of natural light into the room and creating a wonderful connection between the indoor and outdoor living spaces. Further inset ceiling spotlights complete the room, whilst an internal door provides access to the adjoining utility room.

Utility Room

A spacious and well appointed utility room, providing valuable additional storage and laundry facilities. The room is fitted with a range of wall and base units, complemented by granite effect work surfaces and tiled splashbacks. There is a designated space with plumbing for a washing machine, together with additional space suitable for a condenser tumble dryer. One of the fitted cupboards discreetly houses the gas boiler, whilst further features include tiled flooring, a ceiling light, extractor fan and wall mounted electrical consumer unit. A woodgrain effect UPVC external door incorporating a frosted double glazed panel provides access to the side of the property, accompanied by a matching double glazed window which allows natural light into the room. An internal door leads to the downstairs WC.

Downstairs WC

Conveniently positioned off the utility room, this beautifully maintained cloakroom is fitted with a modern two piece suite comprising a corner low flush WC and a vanity storage unit incorporating an inset wash hand basin with mixer tap. The room benefits from complementary wall tiling to dado height, tiled flooring, a wall mounted mirror, central ceiling light and extractor fan.

First Floor Accommodation

Landing

A wonderfully spacious and naturally bright first floor landing, arranged around the central staircase in an attractive sweeping configuration, creating a generous area with access to all four bedrooms and the family bathroom. A large woodgrain effect UPVC double glazed window to the front elevation allows natural light to flood the space, further enhancing the open atmosphere. Features include two central ceiling lights, a double panelled radiator, fitted carpet and a smoke alarm. A substantial loft access hatch with pull down ladder provides access to the roof space, whilst a useful airing cupboard houses the hot water cylinder and benefits from fitted shelving, ideal for storing towels, bedding and household linen.

Principal Bedroom

A truly impressive principal bedroom, distinguished by its exceptional proportions and wonderful sense of space, creating a luxurious retreat within this substantial family residence. More reminiscent of a private bedroom suite than a conventional double bedroom, this remarkable room offers ample space for a king size or super king size bed, substantial wardrobes, dressing tables, bedside furniture and additional seating, whilst still retaining a beautifully open and uncluttered feel. Two wall lights positioned above the principal bed area create an attractive feature, complemented by a central ceiling light and a woodgrain effect UPVC double glazed window overlooking the front elevation. Further features include two single panelled radiators, fitted carpet and a television connection point. An internal door leads directly into the private ensuite shower room, completing this impressive principal bedroom suite.

Principal En Suite Shower Room

A spacious and beautifully appointed ensuite shower room, fitted with a contemporary three piece suite comprising a low flush WC, a substantial vanity storage unit with work surface and inset wash hand basin with mixer tap, together with a generously sized built in shower enclosure incorporating a mains powered shower. The shower enclosure benefits from full height tiling, whilst complementary wall tiling to approximately half height and tiled flooring create a coordinated and stylish finish. Additional features include a central ceiling light, double panelled radiator, extractor fan and shaver socket. A woodgrain effect UPVC double glazed frosted window to the side elevation provides natural light whilst ensuring privacy.

Bedroom Two

An exceptionally spacious and beautifully presented second bedroom, offering generous proportions capable of comfortably accommodating a king size bed alongside a substantial selection of bedroom furniture. A large woodgrain effect UPVC double glazed window to the rear elevation providing delightful views across the rear garden and towards the neighbouring farmland and rolling countryside beyond. The room enjoys an abundance of natural light, creating a bright and relaxing atmosphere, whilst its generous dimensions provide excellent scope for additional wardrobes, dressing furniture and storage. Further features include fitted carpet, a central ceiling light and a double panelled radiator. An internal door provides direct access to the Jack and Jill shower room, shared with bedroom three.

Jack and Jill Shower Room

A particularly convenient feature of the first floor accommodation is this well appointed Jack and Jill shower room, accessible directly from both bedrooms two and three, providing excellent practicality for family living or visiting guests. The room is fitted with a three piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and a built in shower enclosure incorporating a mains powered shower. The shower enclosure benefits from full height tiling, with complementary wall tiling to approximately half height throughout the remainder of the room. Further features include tiled flooring, a single panelled radiator, wall mounted mirrored storage units, central ceiling light and extractor fan. A woodgrain effect UPVC double glazed window to the side elevation provides natural light and ventilation.

Bedroom Three

A bright and generously proportioned double bedroom, offering excellent flexibility for family members

or visiting guests. The room benefits from fitted wardrobes with mirrored sliding doors, incorporating useful hanging rails and shelving, providing excellent storage whilst maximising the available floor space. A woodgrain effect UPVC double glazed window to the front elevation allows natural light into the room, whilst additional features include fitted carpet, a central ceiling light and a single panelled radiator. A private internal door provides direct access to the Jack and Jill shower room, which is shared with bedroom two.

Bedroom Four

An excellent sized fourth bedroom, considerably more generous than typically expected of a room in this position, with sufficient space to comfortably accommodate a double bed and accompanying furniture. A woodgrain effect UPVC double glazed window to the rear elevation provides a particularly pleasant outlook across the garden towards neighbouring farmland and the rolling countryside beyond, creating a bright and peaceful setting. The room is finished with fitted carpet, a central ceiling light and a single panelled radiator. Its generous proportions also make it a suitable option for a guest bedroom, nursery or additional home office, depending on individual requirements.

Outside

Front Approach

The property enjoys an impressive and attractive frontage, with its substantial brick exterior creating an immediate sense of presence. Sweeping brick paved steps rise towards the elevated main entrance, where an attractive canopy porch supported by timber pillars provides a welcoming introduction to the home. The combination of traditional brickwork, woodgrain effect windows and thoughtfully designed architectural details creates an appealing exterior which complements the scale and character of this impressive residence. External courtesy lighting provides additional convenience and enhances the appearance of the property during the evening.

Rear Garden

The generously proportioned rear garden provides a wonderful extension of the internal living accommodation, offering an attractive outdoor environment designed with ease of maintenance and entertaining in mind. An extensive area of block paving extends around the rear of the property, creating a substantial and highly versatile patio area with ample space for outdoor dining furniture, seating arrangements, barbecues and entertaining. Established planting beds and attractive hedging soften the landscaped surroundings, whilst a smaller lawned section to the side incorporates mature trees and additional greenery, providing a pleasant contrast to the paved areas. The garden enjoys a particularly attractive outlook towards neighbouring farmland and the rolling countryside beyond, creating a lovely sense of openness and a peaceful backdrop to the property. Although currently designed to be predominantly low maintenance, the generous proportions offer excellent potential for a purchaser to introduce additional lawned areas or alternative landscaping arrangements, should they wish to create a more traditional family garden. Brick built steps lead down towards the detached garage positioned to the side of the property, providing a convenient connection between the garden and the additional outside facilities.

Detached Double Garage

A particularly impressive feature of the property is the substantial detached double garage, constructed with a pitched roof and offering excellent versatility for vehicle storage, workshop use or general household storage. The garage benefits from an electrically operated roller door, together with a separate woodgrain effect UPVC pedestrian access door incorporating a double glazed panel. A matching woodgrain effect UPVC double glazed window to the side elevation allows natural light into the building, whilst power and lighting are installed throughout. External courtesy lighting provides additional convenience, and the pitched roof design further enhances the garage's substantial appearance. The garage offers an excellent practical addition to the property, particularly for purchasers requiring secure parking, additional storage or space for hobbies and equipment.

EPC Rating - C

Council Tax Band - G

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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.









Road Map



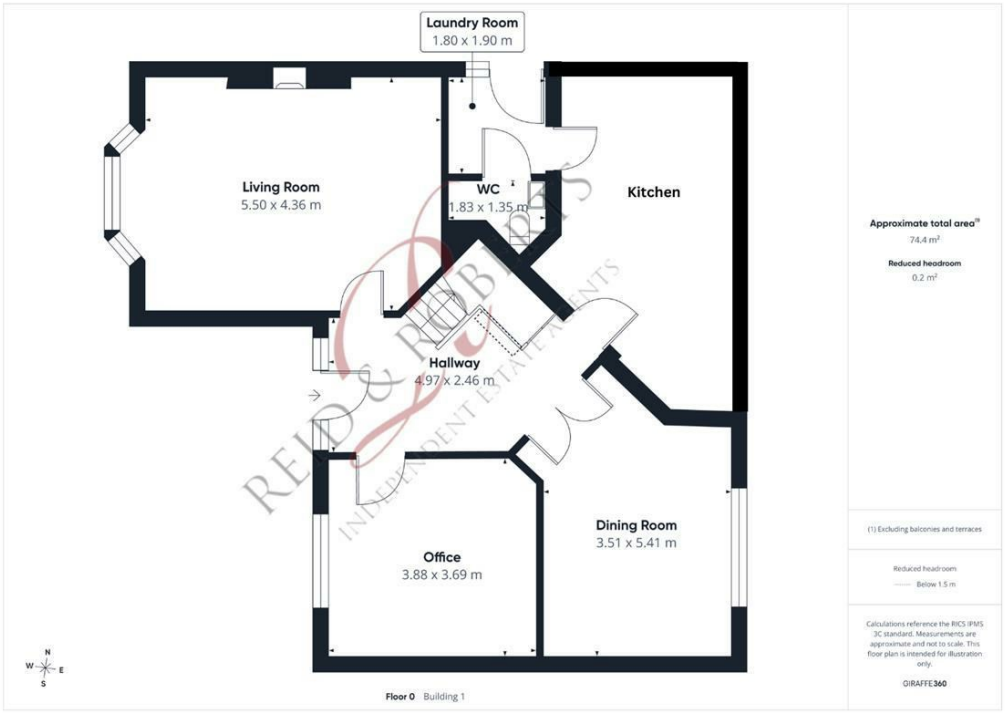
Hybrid Map



Terrain Map



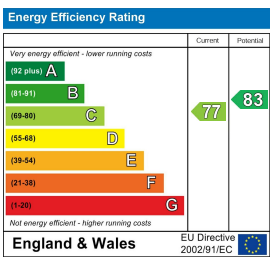
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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