REID & ROBERTS

INDEPENDENT ESTATE AGENTS



24 Llys Ambrose

Mold, CH7 1GU

£1,300 Per Month

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Accommodation Comprises

The property is approached via a tarmacadam driveway providing 'Off Road' parking for two vehicles extending to the front entrance.

Composite door leads into:

Reception Hallway

14'6" x 9'6" (4.43m x 2.92m)

Step inside this inviting hallway through the composite front door, which serves as the gateway to the ground floor living spaces. With staircase leading up to the first floor landing, a single panel radiator, and the elegant wood effect laminate flooring contributing to the charm and functionality of this space.

Cloakroom

6'4" x 3'6" (1.95m x 1.08m)

The bathroom is equipped with a modern two-piece white suite, which includes a low flush w.c and a wash hand basin. There is a frosted double glazed window on the side elevation, allowing natural light to filter through. Additionally, a single panel radiator and tile effect vinyl flooring adds a touch of style to the space.

Lounge

15'4" x 10'10" (4.69m x 3.31m)

A fantastically sized room which is flooded by natural light through the rear patio doors and double glazed window to the rear elevation. This inviting and nicely decorated space features wooden laminate flooring that seamlessly flows from the entrance hall, numerous electrical sockets, two single panel radiators, and a telephone point.

Dining Room

10'3" x 9'8" (3.14m x 2.96m)

The dining room features a double glazed window that overlooks the front of the property, allowing ample natural light to filter in along with single panel radiator.

Kitchen

14'9" x 9'3" (4.51m x 2.83m)

This stunningly contemporary area boasts a stylish combination of wooden base, wall, and drawer units, all enhanced by the addition of complementary wood effect work surfaces. The kitchen is equipped with top-of-the-line appliances, including an integrated dishwasher, oven with gas hob and extractor above, and an integrated fridge/freezer. The stainless steel sink and drainer with a mixer tap over add a touch of elegance, while the splashback wall tiling adds a practical and aesthetic element. The vinyl flooring and double glazed window overlooking the rear garden create a bright and inviting atmosphere. Additionally, there is a breakfast table with ample space for stools underneath and a single panel radiator for added comfort.

A door provides access to the utility room, which conveniently leads outside.

Utility Room

6'9" x 3'10" (2.08m x 1.19m)

Housing a range of wall and base units with complimentary wood effect work surfaces over, void and plumbing for washing machine and single panel radiator.

Upvc door leads to the rear elevation:

Stairs From Hallway Rise To

Landing

19'1" x 6'8" (5.82m x 2.04m)

Doors providing access to the four double bedrooms, bathroom, two storage cupboards, loft access point, double glazed window to the side elevation and a single panel radiator.

Bedroom One
14'2" x 10'3" (4.32m x 3.13m)
Fitted with a range of wardrobes, double glazed window to the front elevation, power points and ceiling light point.

En Suite
9'0" x 4'9" (2.75m x 1.46m)
With vinyl flooring, shower, low level WC, a wash hand basin enclosed in a modern wooden counter and storage unit, radiator and am opaque window to the front

Bedroom Two
10'9" x 10'1" (3.28m x 3.08m)
With a double glazed window to the rear elevation, single panel radiator and access to the ensuite.

En Suite
7'4" x 4'9" (2.24m x 1.46m)
With a low level WC, wash hand basin, shower and an opaque window to the side elevation.

Bedroom Three
12'5" x 9'4" (3.79m x 2.86m)
With double glazed window to the rear elevation and single panel radiator.

Bedroom Four
10'11" x 9'4" (3.35m x 2.87m)
With Juliet doors and balcony to the front allowing in an abundance of light and a single panel radiator.

Bathroom
6'10" x 5'6" (2.10m x 1.69m)
With vinyl flooring, panelled bath, low level WC and wash hand basin enclosed in a modern wooden counter and storage unit, radiator and am opaque window to the side.

Outside
To the rear you will find a well kept lawn area surrounded by mature bushes and shrubs for privacy. There's also a charming paved patio, perfect for enjoying outdoor dining experiences in the fresh air. At the front of the property, there's a tarmacadam driveway offering generous parking space for up to two vehicles.

EPC Rating

Council Tax Band - F









Road Map



Hybrid Map



Terrain Map



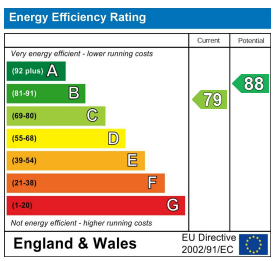
Floor Plan



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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3a Chester Street, Mold, Flintshire, CH7 1EG
Tel: 01352 700070 Email: mold@reidandroberts.com https://reidandroberts.com/