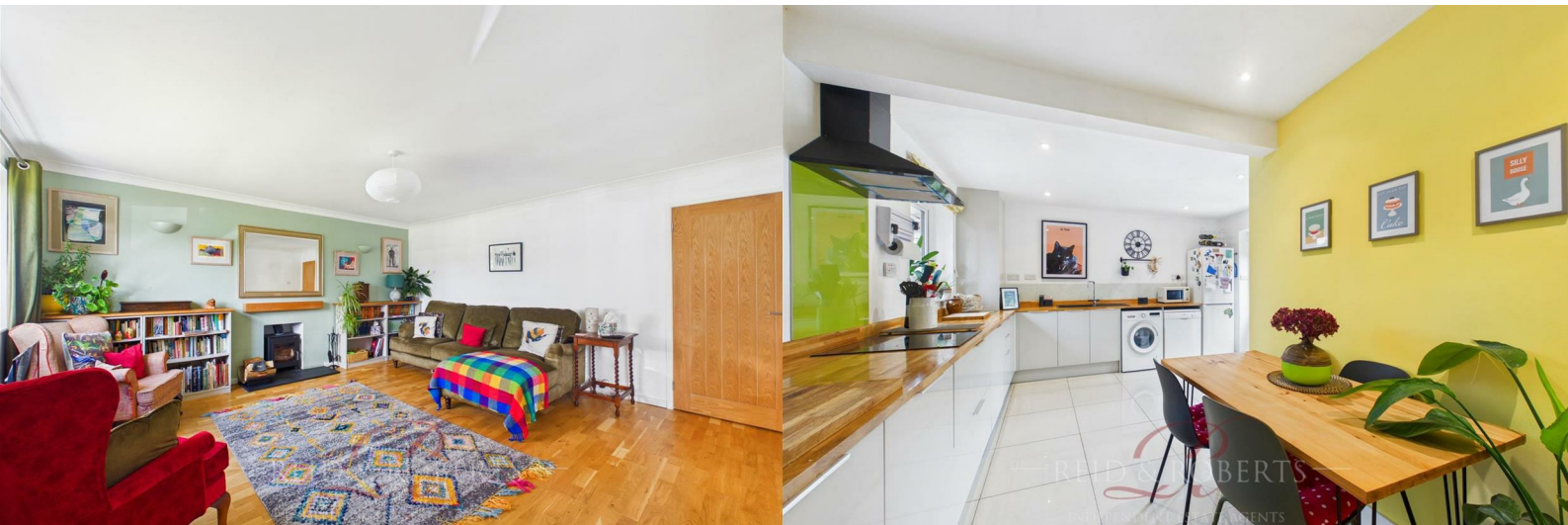




4 Llys Yr Awel

Mold, CH7 1HX

Offers Over £290,000



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Accommodation Comprises

Entrance Hallway

Accessed via a UPVC entrance door with frosted glazed inserts, the welcoming entrance hall features engineered wood flooring, radiator, loft access, smoke alarm, central ceiling light point and doors leading to all accommodation.

Lounge

A spacious L-shaped reception room with a striking log-burning stove set upon a slate hearth with an attractive timber beam mantle above, creating a wonderful focal point. Two UPVC windows to the front elevation flood the room with natural light, whilst the versatile layout provides ample space for both lounge furniture and a dining area if desired.

Bathroom

Beautifully appointed with a modern four-piece suite comprising a panelled bath, separate shower enclosure with rainfall and handheld shower attachments, vanity wash hand basin with storage beneath and low-level WC. Finished with tiled flooring, partially tiled walls, chrome heated towel rail, recessed spotlights and a frosted window.

Kitchen

A generously proportioned kitchen/dining room fitted with a range of contemporary wall, base and drawer units, providing excellent storage and workspace. The kitchen is equipped with an eye-level integrated oven, induction hob with extractor hood above, composite sink with mixer and boiling water tap, together with space for a tall fridge freezer, washing machine and dishwasher. A dedicated dining area offers ample space for everyday family meals and entertaining, whilst patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

Bedroom One

A spacious double bedroom enjoying a pleasant outlook over the rear garden through two UPVC windows. Finished with coving to the ceiling, a modern radiator and central ceiling light point.

Bedroom Two

A further double bedroom overlooking the rear garden, offering

comfortable and versatile accommodation suitable for guests, family members or use as a home office.

External

Front Garden

The property benefits from a detached garage with electric up and over doors, power and lighting, together with a generous driveway providing off-road parking for approximately three vehicles, making it ideal for households with multiple cars or visiting guests.

Back Garden

The rear garden is a particular feature of the property, having been thoughtfully landscaped to create a beautiful and tranquil outdoor space. Richly stocked with a wide variety of mature plants, shrubs and seasonal flowers, the garden offers colour and interest throughout the year. A central pathway leads through well-tended borders to a charming pergola, creating an attractive focal point and a wonderful setting for outdoor dining, entertaining or simply relaxing. Further enhancing the garden's appeal are two delightful ponds, one stocked with fish and the other designed as a natural wildlife pond, attracting a variety of birds, insects and other wildlife. Enclosed by fencing and mature planting, the garden enjoys a good degree of privacy and provides a peaceful retreat for keen gardeners and nature lovers alike.

EPC Rating - TBC

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.

Tel: 01352 700070

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

Loans and Repayments

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

Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



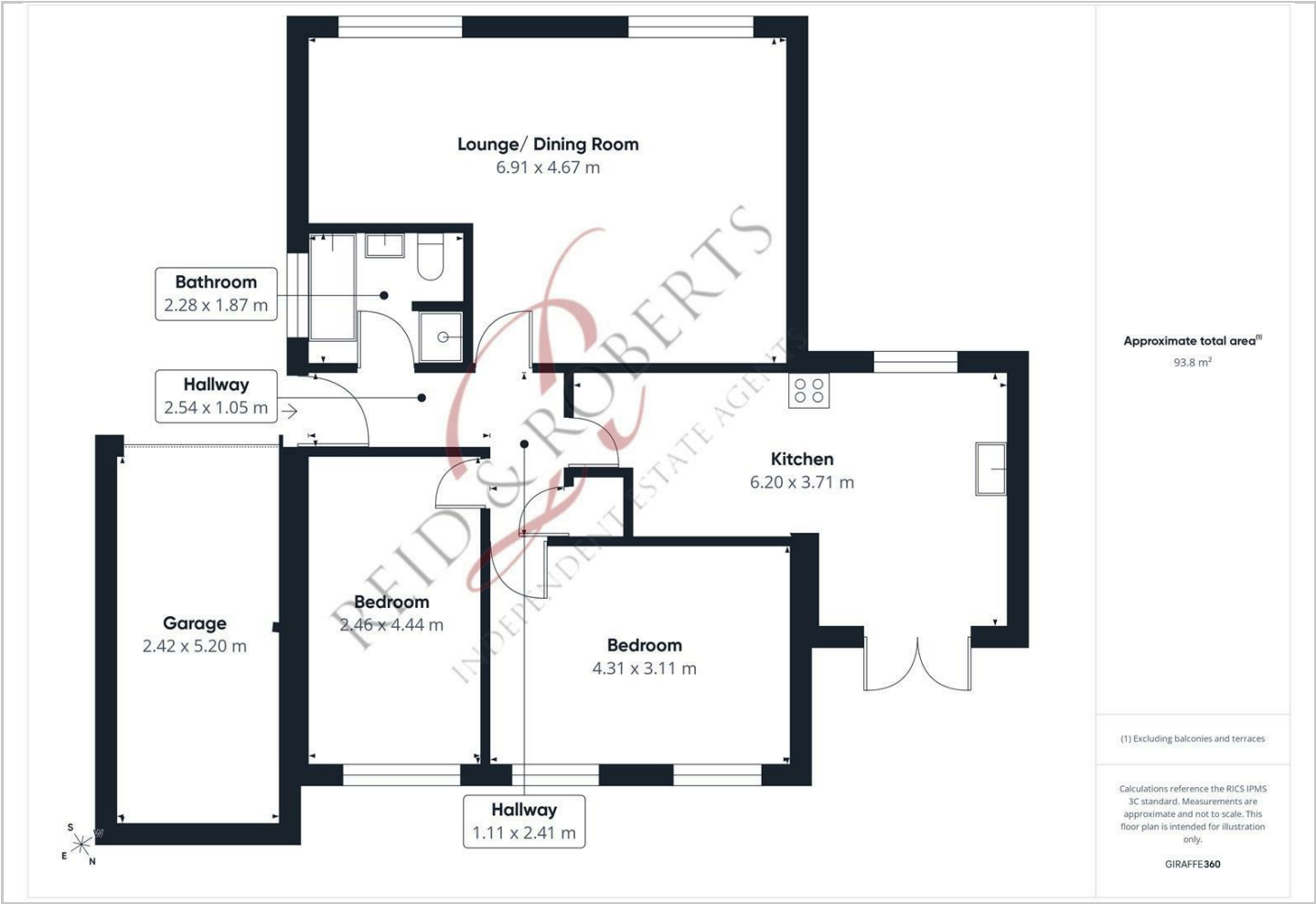
Hybrid Map



Terrain Map



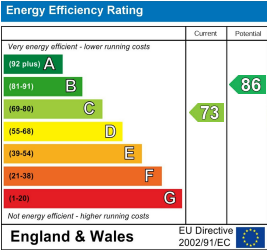
Floor Plan



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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