REID & ROBERTS

INDEPENDENT ESTATE AGENTS



Pen Rhiw 59 Hendy Road

Mold, CH7 1QR

Offers In The Region Of £525,000

4 2 3 D





Pen Rhiw 59 Hendy Road

Mold, CH7 1QR

Offers In The Region Of £525,000







Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this impressive four bedroom detached family home, situated within a desirable residential area of Mold. Beautifully combining original character with modern finishes, this substantial property offers an abundance of space, versatile living accommodation and a wonderful established rear garden. From the moment you enter, the property's charm is immediately apparent, with a beautiful original wooden staircase, traditional picture rails, ceiling coving and solid wood doors. The generous accommodation includes a welcoming lounge with a multi fuel stove, a cosy snug with an open fireplace, a separate dining room and a spacious conservatory overlooking the garden, providing an excellent balance of formal and informal living spaces. A particular highlight of the property is the stunning kitchen, thoughtfully designed with granite work surfaces, quality cabinetry, integrated appliances and a traditional range cooker beneath an exposed oak beam. A breakfast bar provides informal seating, whilst the adjoining dining and family area creates a sociable space for everyday living and entertaining, with patio doors opening directly onto the garden. A separate utility room and downstairs WC complete the ground floor. To the first floor are four well proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a contemporary en suite shower room, alongside a family bathroom. Externally, the property enjoys a beautifully established rear garden, featuring a generous lawn, mature trees, colourful planting and patio seating areas, offering a lovely degree of privacy and plenty of space for outdoor entertaining. A detached garage and ample off road parking further enhance the appeal. A truly lovely family home offering character, space and modern comforts in a convenient Mold location, within easy reach of local amenities, schools and transport links.

Accommodation Comprises

The property is approached via a generous gravelled driveway providing off road parking, with established hedging and mature shrubs creating a pleasant sense of privacy. A pathway leads to the front entrance, with gated access to the side of the property. The front door opens into the welcoming entrance hallway.

Entrance Hallway

A beautiful introduction to the home, the entrance hallway immediately showcases the property's original character, with an impressive solid wood turning staircase forming a striking central feature, complete with useful storage beneath. Traditional picture rails, ceiling coving and wall lighting complement the period detailing, whilst carpeted flooring and a double panelled radiator complete the space. Solid wooden internal doors lead to the principal reception rooms, creating a lovely sense of continuity throughout the ground floor. Wall mounted heating controls are also located within the hallway.

Lounge

A beautifully proportioned reception room offering a warm and inviting setting for everyday relaxation. The focal point is a multi fuel burning stove positioned upon a tiled hearth, adding both character and comfort to the space. Parquet style flooring brings warmth and texture, complemented by traditional picture rails, ceiling coving and a decorative ceiling rose with central light fitting. A double panelled radiator provides additional heating. Wooden bifold doors open directly into the conservatory, allowing the two spaces to flow naturally together whilst offering the flexibility to enjoy them independently.

Conservatory

An impressive addition to the living accommodation, this generously sized conservatory provides a wonderful connection between the house and garden. Double glazed UPVC windows extend across the side and rear elevations, set upon a dwarf brick wall and incorporating opening sections for ventilation. The conservatory benefits from a covered roof, helping to create a more comfortable environment throughout the seasons. Tiled flooring provides a practical finish, whilst a double panelled radiator allows the room to be enjoyed during the cooler months. Double patio doors open directly onto the rear garden, making this a particularly lovely space for relaxing or entertaining.

Snug

Tucked away towards the rear of the property, the snug is a particularly charming reception room, offering a cosy and peaceful retreat away from the main living areas. A beautiful open fireplace with a tiled surround, matching hearth and bespoke solid wood mantel forms the centrepiece of the room, perfectly complementing its traditional character. A large double glazed UPVC bay window overlooks the rear elevation, whilst an additional window to the side allows natural light to fill the space. Parquet flooring, picture rails, ceiling coving and a textured ceiling retain the room's period charm. A central ceiling light point and double panelled radiator complete this delightful room, which would lend itself equally well to a reading room, additional sitting room or a quiet space to unwind.

Kitchen

The kitchen is undoubtedly one of the standout features of this beautiful home, having been thoughtfully designed and finished to an exceptional standard, combining contemporary practicality with timeless character. An extensive range of quality wall and base units provides excellent storage, finished with elegant granite work surfaces and soft closing cabinetry. A ceramic sink with mixer tap is beautifully incorporated into the worktop, accompanied by a drainer recessed into the granite. Integrated appliances include a dishwasher and fridge freezer, whilst a traditional range cooker takes pride of place beneath an exposed oak beam, with an extractor discreetly incorporated above. This striking feature creates a wonderful contrast against the contemporary cabinetry. A built in breakfast bar provides a relaxed seating area, ideal for morning coffee or informal dining, whilst tiled flooring and recessed ceiling spotlights complete the beautifully considered finish.

An open entrance leads directly into the adjoining dining and family area, creating a sociable arrangement perfectly suited to modern family life.

Dining / Family Area

Flowing naturally from the kitchen, this generous additional living space offers exceptional versatility, with ample room to accommodate a family dining table, comfortable seating or a combination of both. Whether used as an everyday breakfast room, informal family lounge or entertaining space, the room can be adapted to suit individual requirements. The tiled flooring continues seamlessly from the kitchen, creating a cohesive finish throughout. A double glazed UPVC window to the side elevation provides natural light, whilst sliding UPVC patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A central ceiling light point and double panelled radiator complete the accommodation, with a wooden internal door leading into the adjoining utility room.

Utility Room

A practical and well appointed utility room, designed to complement the main kitchen with matching style cabinetry and work surfaces, providing valuable additional storage and workspace. A stainless steel sink with drainer and mixer tap is incorporated into the worktop, with designated space and plumbing for both a washing machine and tumble dryer. Full height fitted cupboards offer excellent storage for household essentials, whilst the continuation of the tiled flooring provides a smart and practical finish. A double panelled radiator and a frosted double glazed UPVC external door, providing access to the side elevation, complete the room.

Downstairs WC

Conveniently positioned on the ground floor, the cloakroom is fitted with a two piece suite comprising a low flush WC and wall mounted wash hand basin. Additional features include vinyl flooring, ceiling coving, a central ceiling light point and double panelled radiator. A frosted double glazed UPVC window to the side elevation provides natural light and privacy. A useful built in cupboard houses the electrical installations.

Dining Room

A spacious and versatile dining room, ideally suited to family gatherings, dinner parties and more formal occasions. The generous proportions allow ample space for a substantial dining table and additional furniture, creating a comfortable setting for entertaining. Traditional picture rails and ceiling coving add character, complemented by wall mounted lighting. A double glazed UPVC window to the side elevation, complete with fitted blinds and opening sections, provides natural light, whilst a double panelled radiator completes the room.

First Floor Accommodation

The beautiful original wooden staircase rises from the entrance hallway, turning past a double glazed UPVC window to the front elevation before opening onto a generously proportioned first floor landing.

Landing

Continuing the traditional character found throughout the home, the landing features picture rails, ceiling coving and wall mounted lighting, with access provided to all four bedrooms and the family bathroom.

Principal Bedroom

An impressive principal bedroom positioned towards the rear of the property, offering generous proportions and a peaceful setting. A beautiful double glazed UPVC bay window allows natural light to fill the room, whilst traditional picture rails provide a subtle reminder of the property's original character. The bedroom benefits from fitted wardrobes incorporating hanging rails and shelving,

providing excellent storage whilst retaining ample space for additional bedroom furniture. A central ceiling light point and double panelled radiator complete the room, with the added luxury of a private en suite shower room.

En Suite Shower Room

A beautifully appointed en suite, fitted with a contemporary three piece suite comprising a spacious double shower enclosure with a mains fed waterfall shower and separate handheld attachment, a wash hand basin set within a vanity unit and a low flush close coupled WC. The shower enclosure benefits from practical wall panelling, whilst the remaining walls are predominantly tiled, creating a smart and cohesive finish. High ceilings enhance the sense of space, complemented by tiled flooring, a heated towel rail, extractor fan and recessed wall lighting.

Bedroom Two

A further generously sized double bedroom situated to the rear elevation, enjoying plenty of natural light through a double glazed UPVC window with an opening section.

A charming feature fireplace with a tiled hearth adds character and creates an attractive focal point, whilst traditional picture rails complement the room's period detailing.

Built in wardrobes provide useful storage with hanging rails and shelving, leaving ample room for bedroom furniture. A double panelled radiator completes the accommodation.

Bedroom Three

A well proportioned bedroom offering flexibility for use as a child's bedroom, guest accommodation or home office, depending on individual requirements. The room benefits from a double glazed UPVC window to the side elevation, allowing natural light into the space, together with traditional picture rails, a central ceiling light point and double panelled radiator.

Bedroom Four

Another versatile bedroom, suitable for a variety of uses including a further bedroom, nursery, dressing room or dedicated home office. A double glazed UPVC window to the side elevation provides natural light, whilst picture rails retain the character found throughout the property. A central ceiling light point and double panelled radiator complete the room

Family Bathroom

The family bathroom is fitted with a three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low flush WC. Fully tiled walls and tiled flooring provide a practical, easy to maintain finish, whilst a tongue and groove style panelled ceiling introduces additional character. A heated towel rail and double panelled radiator provide warmth and convenience.

External

Rear Garden

The property enjoys a beautifully established and generously sized rear garden, offering a wonderful outdoor space for both relaxation and entertaining. A paved patio area leads directly from the dining and family room, providing an ideal setting for outdoor dining and summer gatherings, with a further seating area positioned alongside the conservatory. The garden is predominantly laid to lawn, complemented by an attractive variety of mature trees, established shrubs and colourful planting, creating a lovely green outlook and a pleasant sense of privacy. A sweeping gravelled area provides additional space for seating and access around the garden, leading towards a detached brick built garage. Enclosed by mature hedging and established greenery, the garden offers plenty of room for children to play, gardening enthusiasts to enjoy and families to make the most of the outdoor space throughout the warmer months.

EPC Rating - D

Council Tax Band - F

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

Loans and Repayments

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

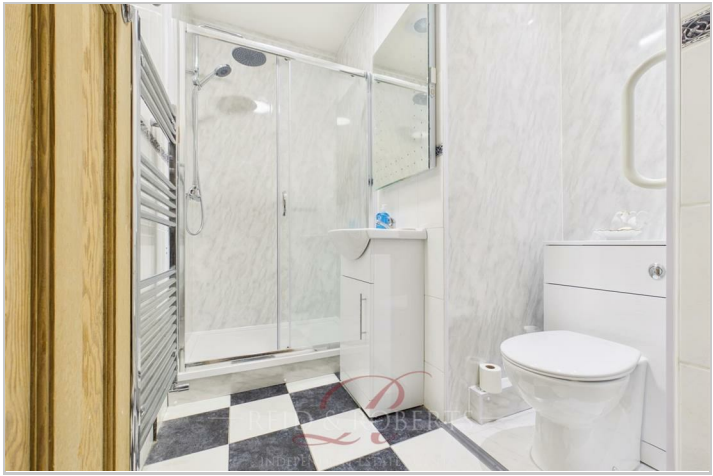
Misrepresentation Act

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.









Road Map



Hybrid Map



Terrain Map



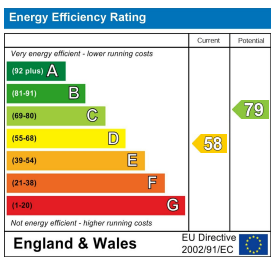
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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