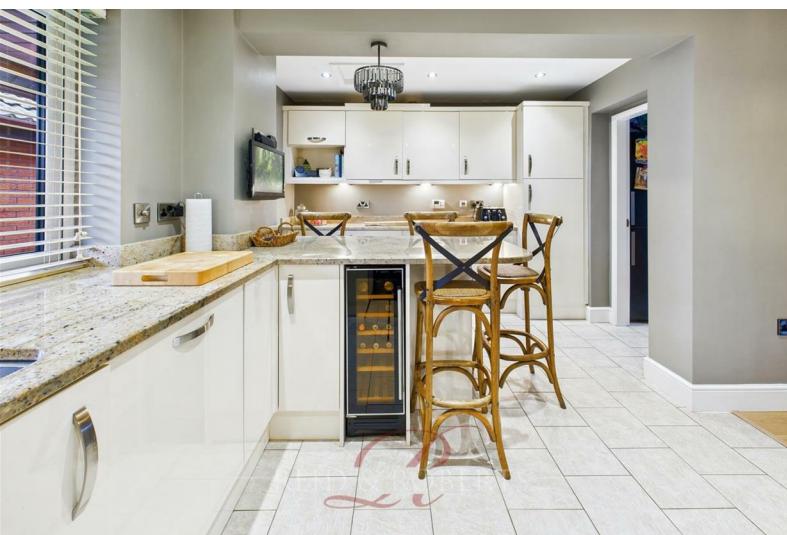




## 10 Llwyn Eithin

Mold, CH7 1EH

Offers In The Region Of £450,000



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## Accommodation Comprises

The property is approached via a paved driveway providing off-road parking and access to the detached garage. A block-paved pathway leads to a uPVC front door with frosted inset and side panel, creating an attractive and welcoming first impression.

## Entrance Porch

Entered via the uPVC front door. Featuring a recessed floor mat area, wood-effect laminate flooring and double-glazed uPVC window to the front elevation, allowing natural light to flood the space.

## Reception Hallway

An inviting and well-proportioned hallway with wood-effect laminate flooring, coved and textured ceiling, central ceiling light point and double-panelled radiator. An exceptionally generous under-stairs storage cupboard provides excellent practical storage. Stairs rise to the first floor with doors leading to all ground-floor rooms.

## Downstairs W.C

Fitted with a low-flush WC and wash hand basin set within a vanity unit. Wood-effect laminate flooring, recessed spot lighting, vertical modern radiator and double-glazed uPVC frosted window to the side elevation.

## Lounge

A beautifully presented living space featuring a charming log burner set on a slate hearth with wooden mantle, creating a warm and cosy focal point. Coved and textured ceiling, two ceiling light points, double-panelled radiator, double-glazed uPVC window to the front elevation, and French doors opening directly onto the rear garden.

## Open-Plan Kitchen, Dining & Family Living Space

This exceptional open-plan space forms the true heart of the home, offering a stunning contemporary environment ideal for modern family living, entertaining and everyday luxury.

## Kitchen

Fitted with an extensive range of sleek high-gloss wall and base units topped with granite work surfaces and matching drainer. Integrated Bosch oven and grill, four-ring electric hob with extractor, microwave and dishwasher. Stainless steel one-and-a-half bowl sink with mixer tap, breakfast bar perfect for casual dining, under-counter lighting, tiled flooring and recessed spot lighting. Double-glazed uPVC window to the front elevation and double-panelled radiator.

A stylish continuation of the high-gloss cabinetry and granite worktops creating an elegant bar, coffee station or entertaining space. Tiled flooring, recessed spot lighting, double-panelled radiator and double-glazed uPVC window to the front elevation.

## Dining Area

A superb entertaining space with wood-effect laminate flooring, central ceiling light point, double-panelled radiator and double-glazed uPVC window to the side elevation. Double oak doors with glazed inserts open seamlessly into the conservatory.

## Conservatory

A truly impressive all-year-round living space with a solid roof, Velux window, recessed spot lighting, TV aerial socket, wood-effect laminate flooring and double-panelled radiator. Double-glazed uPVC windows to the rear and side elevations and double doors opening onto the patio and garden.

## Utility Rooms

With wall and base units, complementary worktops, stainless steel sink with mixer tap, plumbing for washing machine and tumble dryer, and space for an American-style fridge freezer. Tiled flooring, single-panelled radiator, double-glazed uPVC window to the rear elevation, and uPVC door with frosted inset to the garden.

## First Floor Accommodation

### Galleried Landing

Textured ceiling with central ceiling light point and smoke detector. Airing cupboard with shelving and single-panelled radiator. Double-glazed uPVC window to the side elevation.

### Principle Bedroom

A spacious double bedroom with mirrored sliding wardrobes, textured ceiling, central ceiling light point, single-panelled radiator and double-glazed uPVC window to the rear elevation.

### En Suite Shower Room

Fitted with a double shower cubicle with mains rainfall and hand attachment, low-flush WC and wash hand basin within a vanity unit. Fully tiled walls and flooring, recessed spot lighting, extractor fan, heated towel rail and double-glazed uPVC frosted window to the front elevation.

### Bedroom Two

A generous double bedroom with textured ceiling, central ceiling light point, single-panelled radiator and double-glazed uPVC window to the rear elevation.

### Bedroom Three

A comfortable single bedroom with textured ceiling, central ceiling light point, single-panelled radiator and double-glazed uPVC window to the front elevation.

### Bedroom Four

Currently used as a dressing room, with textured ceiling, central ceiling light point, single-panelled radiator and double-glazed uPVC window to the front elevation.

## Family Bathroom

Fitted with a P-shaped panelled bath with mains shower and glass screen, low-flush WC and wash hand basin. Fully tiled walls and flooring, heated towel rail and double-glazed uPVC frosted window to the front elevation.

## Rear Garden

A beautifully landscaped and private rear garden featuring a patio seating area, manicured lawn and mature planted borders. Fully enclosed and ideal for relaxing, entertaining and family enjoyment.

## Garage

A highly useful detached garage fitted with an up-and-over door, providing secure parking and excellent storage. The garage benefits from power and lighting, making it ideal for use as a workshop, home gym or hobby space, along with built-in shelving for organised storage. Positioned conveniently off the driveway, it offers both practicality and versatility.

## EPC Rating - D

## Council Tax Band - F

## 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.

## 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.

## 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

## Loans and Repayments

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

## 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

## 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 ACCCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services

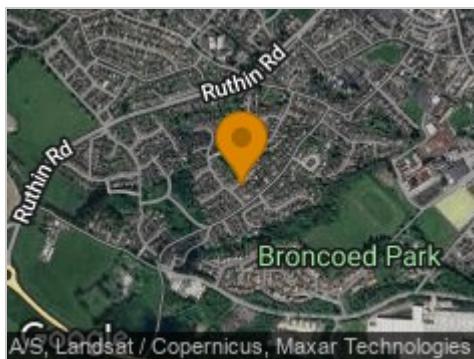
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



## Road Map



## Hybrid Map



## Terrain Map



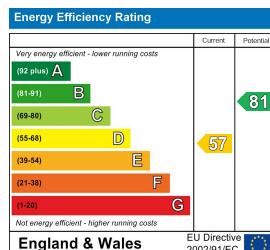
## Floor Plan



## 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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