



## 42 Llys Ambrose

Mold, CH7 1GU

Offers Over £260,000



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## Accommodation Comprises

### Hallway

Entering through the composite front door, complete with an attractive frosted arched light window, you step into a bright and welcoming hallway. The solid oak flooring creates a warm first impression and flows seamlessly through to the ground floor rooms. The space provides access to the lounge, kitchen, downstairs WC, and the staircase leading to the first floor. Designed with accessibility in mind, the hallway and door widths meet modern regulations, making it suitable for wheelchair users. Practical features include a wall-mounted thermostat, smoke alarm, single-panel radiator, and a door leading into the downstairs WC.

### Downstairs WC

The conveniently located downstairs WC features a modern two-piece suite with a low-flush toilet and wall-mounted wash basin. Tiled flooring adds a neat, low-maintenance finish. The room also includes an extractor fan, central ceiling light, and a single-panel radiator, creating a functional and well-presented space ideal for guests.

### Lounge

The lounge is a generously sized and comfortable room, ideal for relaxing or entertaining. With solid oak flooring continuing from the hallway, this space feels warm and cohesive. A double-glazed UPVC window to the front elevation fills the room with natural light, while a double-panel radiator ensures year-round comfort. The lounge also provides TV, phone, and internet connection points, making it perfectly suited for modern living. A door from the lounge leads directly into the kitchen.

### Kitchen / Dining Area

The home's impressive open-plan kitchen and dining area is both stylish and functional. The kitchen features an attractive range of cream wall and base units topped with wood-effect worktops, complemented by a stainless-steel 1.5 bowl sink with drainer and mixer tap. Appliances include a built-in electric oven, gas hob with stainless-steel splashback, and an extractor hood overhead. There is an integrated fridge freezer and space for a slimline dishwasher, while additional wood-effect splashbacks and a glass upstand add a smart finish. The slate-style tiled flooring continues throughout this space, and a double-panel radiator provides comfort. Lighting includes a central ceiling light in the kitchen and an eye-catching three-drop pendant over the dining area. Double-glazed UPVC French doors open to the rear garden, creating a seamless flow for indoor-outdoor living. A door leads to the under-stairs storage cupboard, which houses

plumbing for a washing machine, space for a tumble dryer above, shelving, the electric meter and fuse box, an extractor fan, and a central ceiling light.

### Landing

The first-floor landing is carpeted and provides access to all three bedrooms and the main bathroom. It features a smoke alarm, loft hatch access, a single-panel radiator, and a built-in cupboard that houses the hot water tank. The landing offers a comfortable, open feel as it links the upstairs accommodation.

### Bedroom One

The main bedroom is a spacious double room with carpeted flooring and a single-panel radiator, enjoying lovely views to the front over neighbouring fields. A standout feature is the walk-in wardrobe area, complete with built-in shelving and hanging rails, beautifully finished with an inset spotlight. A door from the bedroom leads into the ensuite bathroom, adding privacy and convenience.

### Ensuite

The ensuite comprises a modern three-piece suite including a close-coupled vanity unit with low-flush WC and inset wash hand basin with mixer tap and tiled splashback. The fully tiled shower cubicle features a glass sliding door and a mains-powered shower. Vinyl flooring, a single-panel radiator, central ceiling light, extractor fan, shaver socket, and a double-glazed UPVC frosted window to the front elevation complete this well-equipped room.

### Bedroom Two

Bedroom two is another generous double bedroom featuring carpeted flooring and a central ceiling light. Built-in wardrobes with mirrored sliding doors offer excellent storage, complete with shelving and hanging rails. A double-glazed UPVC window overlooks the rear garden, creating a peaceful setting.

### Bedroom Three

Currently used as an office, bedroom three offers flexibility as a single room, office, nursery, or small double. It features carpeted flooring, a single-panel radiator, a central ceiling light, and a double-glazed UPVC window to the rear elevation, enjoying a quiet outlook.

### Main Bathroom

The main bathroom is fitted with a three-piece suite including a low-flush WC, pedestal wash hand basin with mixer tap and tiled splashback, and a panelled bath with mixer tap and tiled surround. Vinyl flooring, a central ceiling light, extractor fan, single-panel radiator, and a UPVC frosted window to the side elevation complete this fresh and functional family bathroom.

## Rear Garden

To the rear of the property is a generous, low-maintenance garden predominantly laid with attractive Indian sandstone paving, ideal for outdoor dining, potted plants, and entertaining. A hard-standing area to the side currently houses a large shed, while a larger hard-standing at the rear of the garden is home to dog kennels suitable for three dogs. Slate gravel borders frame the garden neatly, and wood-panel fencing encloses the space on all sides, ensuring privacy and security.

## Front Exterior Parking

At the front of the property is a paved pathway leading to the entrance, alongside a landscaped flower bed planted with mature shrubs and bushes. The tarmac driveway extends along the side of the house and provides off-road parking for two to four vehicles, depending on size. Positioned at the end of a quiet cul-de-sac, the property benefits from excellent privacy and a peaceful setting.

## EPC Rating

B

## Council Tax Band

D

## VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

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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. For more information call 01352 711170.

## LOANS

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

## MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## MISDESCRIPTION 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 REGULATIONS

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.



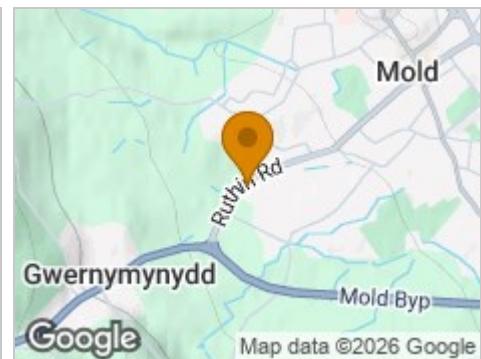
## Road Map



## Hybrid Map



## Terrain Map



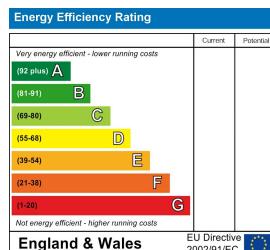
## Floor Plan



## 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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