



Mimaredal Caerfallwch

Rhosesmor, Mold, CH7 6PN

Offers In The Region Of £390,000



Mimaredal Caerfallwch

Rhosesmor, Mold, CH7 6PN

Offers In The Region Of £390,000



Property Description

Reid & Roberts Estate Agents are delighted to present this immaculately maintained three-bedroom bungalow, extensively extended to provide generous and versatile living spaces, perfectly situated in a sought-after and peaceful residential area. Presented to a high standard by its current vendors, this charming home combines modern comfort with practical layouts, making it ideal for families, professionals, or those seeking a low-maintenance, move-in ready property.

Step inside and you'll immediately appreciate the thoughtfully planned layout. The welcoming reception hall leads to a bright and spacious lounge, complete with a newly fitted log burner, coved ceiling, and dual-aspect natural light, creating a warm and inviting environment. The hub of the home is the contemporary kitchen/breakfast room, fitted with stylish units, wood-effect worktops, integrated appliances, and space for casual dining, offering both practicality and style for everyday living and entertaining.

The bungalow features three generously proportioned bedrooms, including a master with a large ensuite shower room, providing comfort, convenience, and flexibility. The main bathroom is modern and fully tiled, with a walk-in shower, vanity units, and high-quality fittings. Additionally, there are multiple storage cupboards throughout the property, ideal for keeping the home clutter-free.

Externally, the property enjoys attractive front gardens with block-paved pathways, mature shrubs, and a private driveway leading to a garage, providing ample off-road parking. The well-presented outdoor spaces complement the home's overall appeal, offering practicality and kerbside charm.

Located in a desirable area, the property benefits from proximity to local amenities, schools, shopping, and leisure facilities, with excellent road links for commuting and access to the surrounding areas.

This is a superb opportunity to acquire a move-in ready, extensively extended, stylish, and versatile bungalow in a well-connected location, offering contemporary living spaces, generous accommodation, and long-term appeal.

Accommodation Comprises:

The property is approached via a sweeping, curved block-paved pathway, leading up to a striking sage green UPVC front door with frosted double-glazed panel. The entrance makes a welcoming first impression, framed by well-kept lawns and mature shrub borders.

Reception Hallway

Upon entering, you are greeted by a charming quarry-tiled reception area with a central ceiling light. This flows seamlessly into a T-shaped hallway that runs the length of the property. Features include laminate flooring, textured and coved ceilings with inset ceiling lights, a smoke alarm, and a wall-mounted electric radiator.

A bespoke alcove with inset spotlights and built-in shelving provides the perfect home office or study nook, while a large storage cupboard houses the recently fitted water tank and additional shelving. In addition to the main airing cupboard, there is a coat cupboard with hanging rail and shelving in the hallway.

Lounge

A generous and bright living space, the lounge enjoys natural light from double-glazed UPVC sliding doors to the front elevation and an additional window to the side. A newly fitted log burner, set on a slate hearth with a characterful wood beam above, creates a wonderful focal point. Other features include wood laminate flooring, a coved ceiling, two ceiling lights, and a wall-mounted electric radiator.

Kitchen/Breakfast Room

A stylish, contemporary kitchen fitted by the current vendors, offering a range of light sage base and wall units with complementary wood-effect worktops and upstands. A cream composite sink and drainer with mixer tap is set beneath a front facing UPVC window.

Appliances include a Bosch four-ring electric hob with extractor above, built-in Bosch oven, integrated eye-level microwave, integrated fridge-freezer, and plumbing/space for a washing machine. The room is finished with wood-effect tiled flooring, recessed spotlights, and ample space for a breakfast table. A UPVC door with frosted glass panel opens to the side of the property and garage.

Bedroom One

A superbly proportioned double bedroom with UPVC windows overlooking the rear garden, built-in wardrobes with shelving and rails, and a wall-mounted electric radiator. Door leads to:

En-suite Shower Room

The en-suite shower room is exceptionally spacious, comprising a three-piece suite with a low-flush W.C, wall-mounted wash hand basin, and a generous corner shower cubicle with electric shower. Fully tiled walls and flooring, an extractor fan, heated ladder-style towel rail, loft access hatch, shaver socket, and a frosted UPVC window complete this stylish ensuite.

Bedroom Two

Another excellent double bedroom, featuring built-in wardrobes with mirrored sliding doors, a wall-mounted electric radiator, carpeted flooring, and a rear-facing UPVC window overlooking the garden.

Bedroom Three/Dining Room

Currently used as a dining room, this versatile room offers a wealth of possibilities, as a bedroom, dining space, office, or playroom. With UPVC rear window, sculpted flooring, wall-mounted electric radiator, loft access, and a storage cupboard/wardrobe, it is both practical and adaptable.

Main Bathroom

Recently refitted to a high standard, the main bathroom boasts a walk-in double shower with glass screen and electric shower, close-coupled W.C, and a modern vanity unit with inset wash basin and mixer tap. Wood-effect LVT flooring, inset spotlights, a wall-mounted mirror, heated towel rail, and a frosted UPVC window give this room a sleek, modern finish.

Outside

The rear garden is a delightful and private retreat, thoughtfully landscaped to provide both relaxation and practicality. A neat, level lawn is bordered by

Tel: 01352 700070

well-stocked flower beds filled with mature shrubs and seasonal planting, bringing year-round colour and interest. Established fencing and hedging create a sense of seclusion, making it the perfect place to unwind.

A decked patio area offers an ideal spot for outdoor dining or entertaining, while pathways lead around the garden to connect different seating areas, giving flexibility and charm. The addition of a garage and secure gated driveway enhances the practicality of the exterior, with ample space for parking and storage.

Designed to be enjoyed in every season, this outdoor space combines ease of maintenance with natural beauty, whether it's relaxing with a morning coffee, hosting summer barbecues, or simply enjoying the peaceful surroundings.

Garage

Up and over door, concrete flooring, light and power. Storage space to the loft space.

Council Tax Band

EPC Rating

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

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

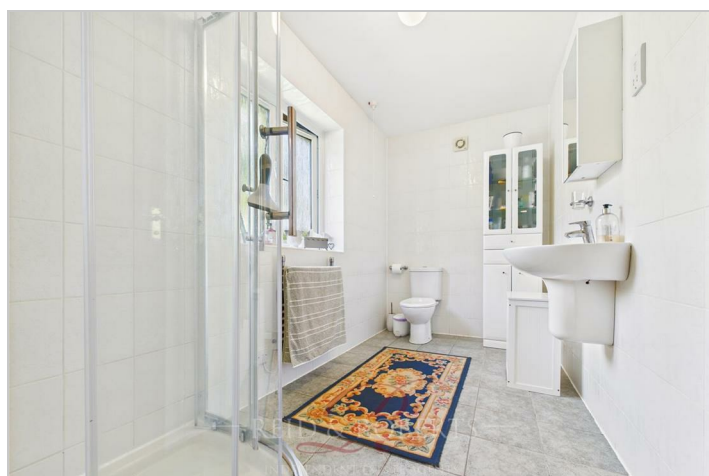
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

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.



Road Map



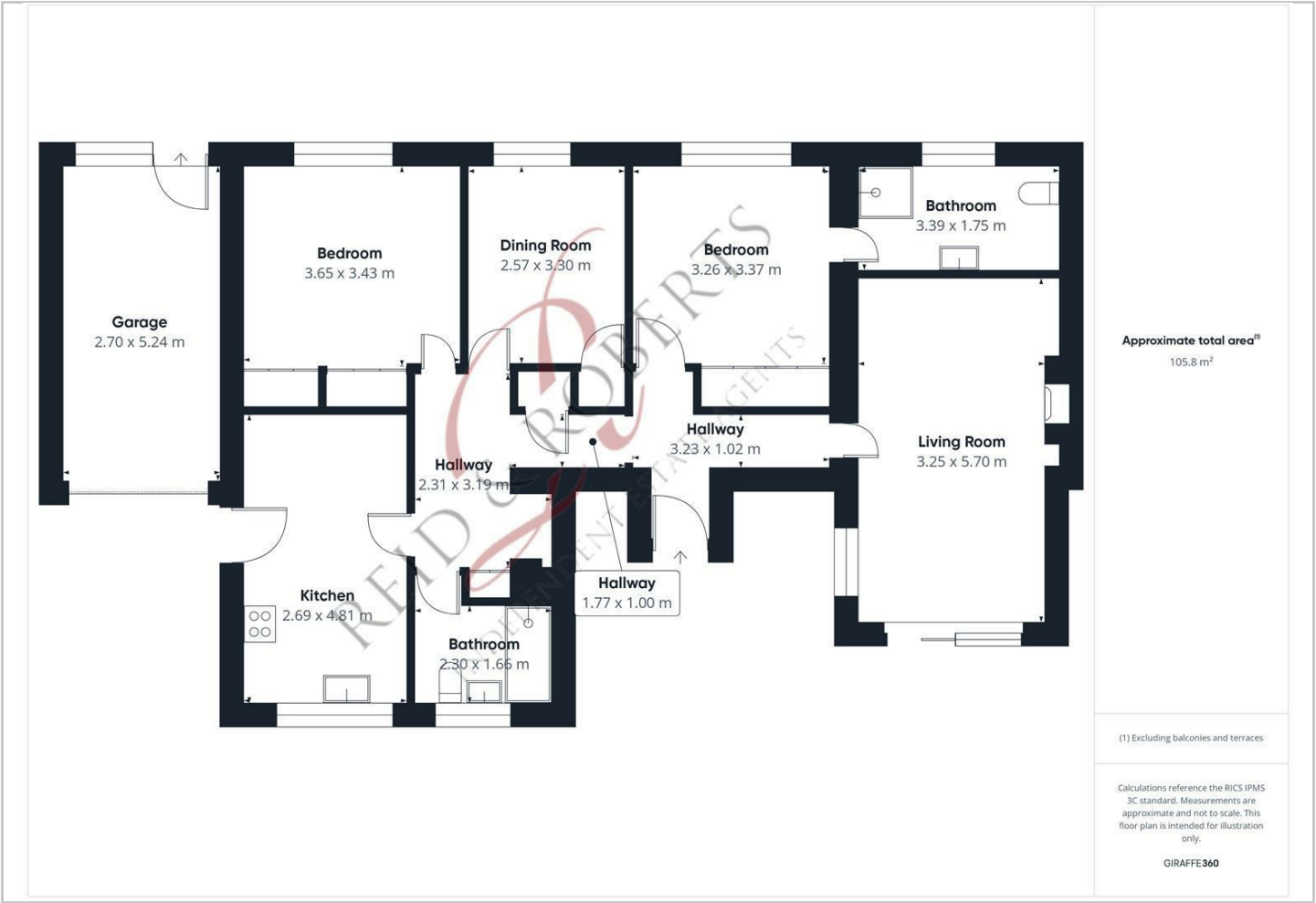
Hybrid Map



Terrain Map



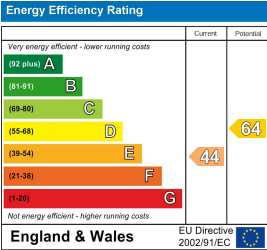
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.