REID & ROBERTS

INDEPENDENT ESTATE AGENTS



2 Riverside Court Wrexham Road

Pontblyddyn, Mold, CH7 4HA

£380,000

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Accommodation Comprises

Entrance Hallway

A warm and inviting introduction to the home, entered via a wooden entrance door incorporating decorative frosted-glazed panels. The hallway immediately sets the tone for the stylish accommodation beyond, with attractive mosaic-effect tiled flooring complemented by decorative wall panelling which continues beautifully along the staircase.

Practicality has been carefully considered, with excellent understairs storage incorporating hanging rails, drawers and cupboards, providing a discreet and organised space for coats, shoes and everyday household essentials.

Further features include a coved ceiling, central ceiling light point, smoke alarm and double-panel radiator, with doors providing access to the principal ground-floor accommodation.

Lounge

A beautifully appointed reception room offering a cosy yet sophisticated space in which to relax and unwind.

The focal point of the room is the charming log-burning stove, positioned upon a slate hearth and finished with a substantial wooden mantle, creating a wonderful feature particularly during the colder months. Bespoke-style fitted shelving and cupboards sit neatly within the alcoves, providing a combination of useful concealed storage and attractive display space. The room enjoys an abundance of natural light courtesy of twin-aspect uPVC double-glazed sash-style windows positioned to the front and side elevations, adding to the bright and welcoming feel whilst retaining a characterful appearance. With its generous proportions and inviting atmosphere, this is an ideal room for relaxed family evenings while remaining equally well suited to entertaining guests.

Cloakroom

A beautifully presented and practical ground-floor Cloakroom, finished with tiled flooring and complementary half-height splashback tiling. The suite comprises a floating wash hand basin with mixer tap and low-flush WC, together with a chrome heated towel rail. A frosted uPVC double-glazed sash-style window to the front elevation provides natural light and privacy, with a coved ceiling and ceiling light completing the room.

Open Plan Kitchen and Dining Room

A superb centrepiece to the home, this impressive L-shaped Kitchen and Dining Room has been designed with both family life and entertaining firmly in mind, offering generous proportions and an excellent sense of space.

The Kitchen is fitted with a comprehensive range of wall, base and drawer units providing extensive storage, complemented by wood-effect work surfaces and a one-and-a-half bowl sink. Integrated appliances include a high-level oven and grill together with an induction hob and extractor, while dedicated wine storage adds a thoughtful finishing touch. A particularly impressive feature is the walk-in pantry, offering extensive shelving and sensor-operated LED lighting, an invaluable addition which provides excellent storage while keeping the main Kitchen beautifully organised. A breakfast bar creates the perfect setting for informal dining, morning coffee or family breakfasts, while the generous Dining Area comfortably accommodates a substantial dining table and chairs, making this a fantastic space for family meals and entertaining.

French doors open directly onto the patio, allowing the entertaining space to extend naturally outdoors during the warmer months and creating an effortless connection between the house and garden.

Family Room

Undoubtedly one of the standout features of this impressive home, the Family Room provides a spectacular, light-filled extension to the main living accommodation.

Designed to maximise natural light and views of the garden, floor-to-ceiling uPVC double-glazed windows extend across three elevations, incorporating opening top sections and creating a wonderfully bright and airy atmosphere throughout the day.

A solid roof allows the room to be enjoyed comfortably throughout the seasons, while three feature pendant lights provide an attractive focal point overhead. Fully glazed patio doors open directly onto the outside entertaining areas, further strengthening the connection between indoor and outdoor living. Two double-panel radiators with decorative covers provide warmth, while a TV point and plentiful power sockets make this an incredibly versatile room. Whether utilised as a relaxed family sitting room, entertaining space, playroom or an impressive setting for hosting friends and family, it is a superb addition to the home.

Utility Room

A highly practical Utility Room which complements the main Kitchen perfectly, continuing the attractive tiled flooring and providing additional wall and base storage units. There is designated space for appliances together with a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Recessed ceiling lighting provides a clean contemporary finish, while a uPVC double-glazed sash-style window to the side elevation allows natural light into the room.

A frosted-glazed uPVC stable-style external door provides convenient independent access to the outside, ideal for busy family life.

Home Office

Perfectly suited to modern working arrangements, the property benefits from a dedicated Home Office, allowing work and home life to remain comfortably separated.

Finished with wood-effect flooring, the room features a coved ceiling, radiator and uPVC double-glazed sash-style window to the side elevation. Its proportions also lend themselves to a variety of alternative uses depending upon the needs of the incoming purchaser. The room additionally provides useful internal access into the integral Garage.

Integral Garage

Accessed internally from the Home Office, the integral Garage provides valuable additional storage and practical space.

Its direct connection to the main accommodation makes it particularly convenient for everyday family use, providing excellent storage for vehicles, outdoor equipment, bicycles and household items.

Stairs From Hallway Rise To

Landing

The stylish presentation continues to the First Floor Landing, where decorative wall panelling to dado-rail height adds character and creates a cohesive continuation of the entrance hallway below.

A feature central light positioned above the staircase creates an attractive focal point, complemented by an additional ceiling light. A uPVC double-glazed sash-style window provides natural light, while a double-panel radiator and loft access complete the space.

Doors lead to all four Bedrooms and the Family Bathroom.

Principle Bedroom

A wonderfully spacious and beautifully presented Principal Bedroom, creating a calm and luxurious retreat.

Elegant decorative wall panelling positioned behind the bed forms an attractive focal point and gives the room a sophisticated finish, while the generous proportions allow ample space for a range of bedroom furniture. The room benefits from twin-aspect uPVC double-glazed sash-style windows overlooking the front and side elevations, allowing excellent levels of natural light to fill the space. Fitted Venetian blinds provide additional privacy and light control, with a radiator completing the room.

A door leads directly into the private En-Suite Shower Room.

En Suite

A stylish and luxuriously appointed En-Suite, finished with fully tiled walls and flooring for a smart and contemporary appearance. The suite incorporates a generous shower enclosure with sliding glazed doors and rainfall shower, alongside a vanity-mounted wash hand basin with mixer tap and low-flush WC. A chrome heated towel rail provides both warmth and practicality, while a frosted uPVC double-glazed sash-style window provides natural light and privacy. Ceiling lighting completes this beautifully finished space.

Bedroom Two
A generous Double Bedroom enjoying a pleasant outlook across the rear garden towards the established tree line beyond. Decorative wall panelling to dado-rail height adds character and interest to the room, while a uPVC double-glazed sash-style window provides excellent natural light. The room offers ample space for a range of freestanding bedroom furniture and is completed by a central ceiling light point and single-panel radiator.

Bedroom Three
A further well-proportioned Double Bedroom offering excellent flexibility for family living. A uPVC double-glazed sash-style window with fitted Venetian blinds provides natural light, with a single-panel radiator positioned beneath. A central ceiling light point completes the room. With comfortable proportions for a double bed and additional furniture, this is another excellent bedroom within an exceptionally well-balanced first-floor layout.

Bedroom Four
A particularly spacious fourth Double Bedroom, currently utilised as an impressive Dressing Room, demonstrating the versatility of the accommodation. The generous proportions provide ample space for wardrobes, dressing furniture and additional storage while retaining the ability to comfortably serve as a substantial double bedroom if required. A uPVC double-glazed sash-style window with fitted Venetian blinds enjoys an attractive outlook over the rear garden and established tree line, complemented by a panel radiator and central ceiling light point.

Family Bathroom
A beautifully finished and luxurious Family Bathroom, fully tiled to both the walls and floor and designed with a contemporary suite. The P-shaped bath incorporates a shower attachment together with a rainfall shower and glazed screen, providing the convenience of both bathing and showering facilities. A floating vanity unit with inset wash hand basin and mixer tap provides useful storage while maintaining the clean, streamlined appearance of the room. Further features include a low-flush WC, chrome heated towel rail and extractor fan. A frosted uPVC double-glazed sash-style window to the rear elevation allows natural light into the room whilst retaining privacy.

Outside
The generous rear garden provides a wonderful extension of the home, offering a private and established outdoor space with distinct areas for relaxing, entertaining and gardening. A paved patio sits immediately alongside the property, providing an ideal spot for outdoor seating, while the garden continues onto a good-sized lawn framed by mature trees and established greenery, creating an attractive and peaceful backdrop.

A particularly impressive feature is the raised decked seating area, which enjoys an outlook over the neighbouring river, creating a lovely setting in which to sit, dine and entertain whilst enjoying the waterside surroundings. Enclosed by decorative balustrading, this elevated area makes the most of the garden's setting and provides a charming spot for summer evenings. For those with an interest in growing their own produce, the garden also incorporates a substantial greenhouse and dedicated growing area with raised beds, offering excellent scope for vegetables, herbs and seasonal planting. Combining sociable seating areas, lawned garden, mature surroundings and productive growing space with the added appeal of its riverside outlook, the garden is a fantastic feature of this beautifully appointed family home.

EPC Rating C

Council Tax Band F

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How To Make An Offer
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MONDAY - FRIDAY 9.00am - 5.30pm
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PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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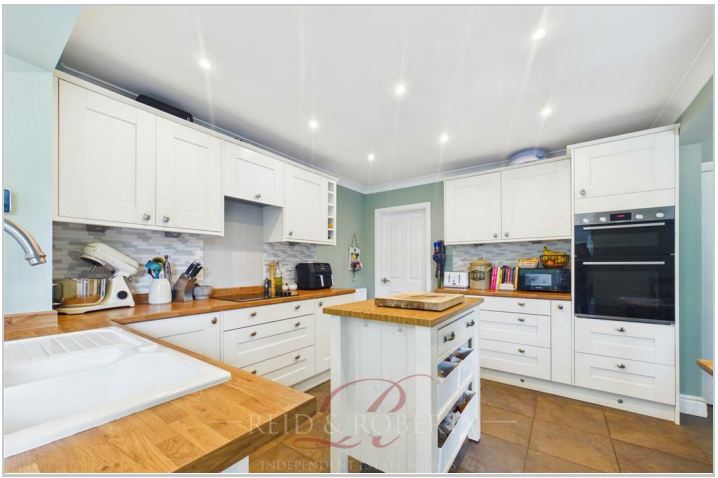
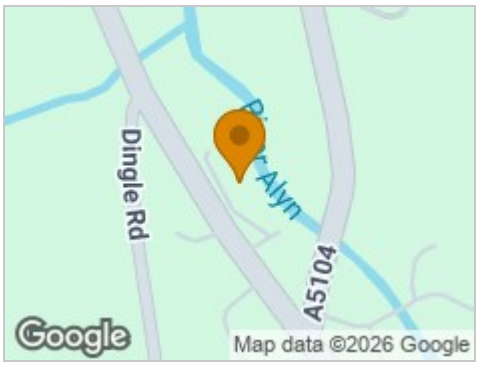








Road Map



Hybrid Map



Terrain Map



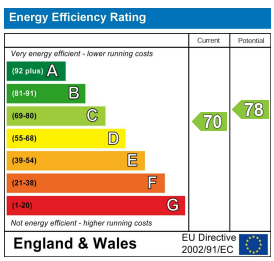
Floor Plan



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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