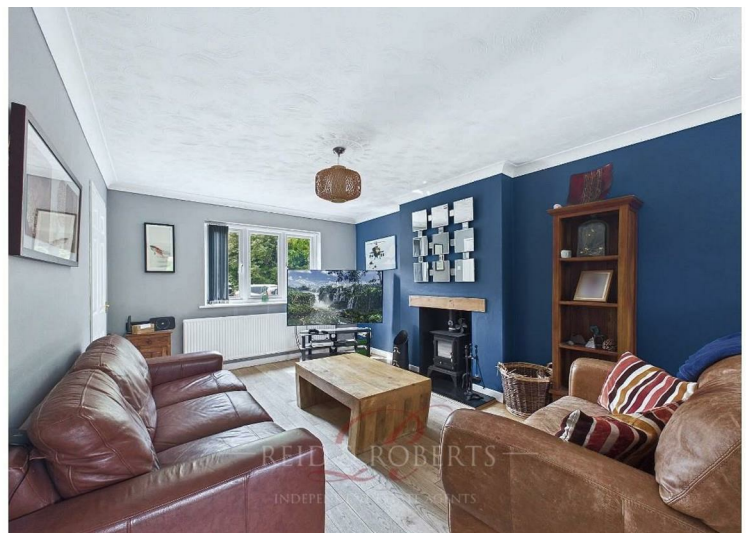
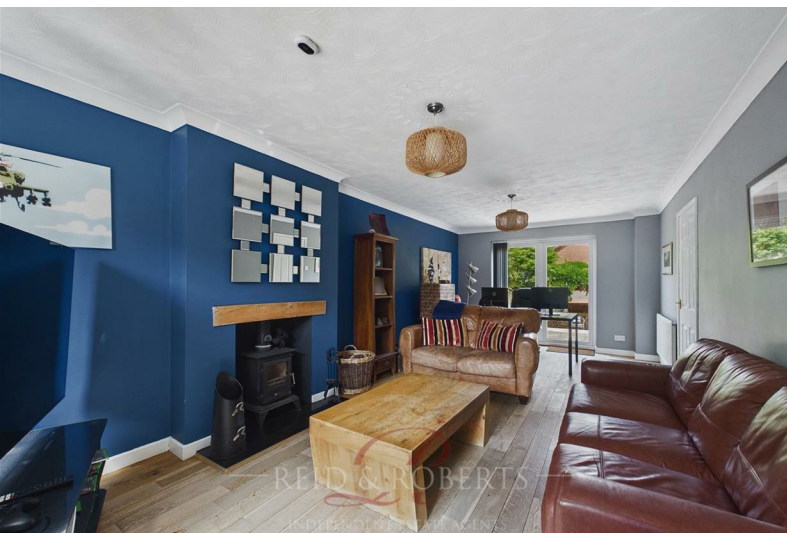




6 Y Dolydd

Mold, CH7 1GH

Offers In The Region Of £425,000



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Accommodation Comprises

The property is approached via a block-paved driveway providing off-road parking, alongside a well-maintained lawned front garden featuring established shrubs, flowering borders and an attractive climbing rose, creating excellent kerb appeal. A composite entrance door with frosted double glazed inset opens into the welcoming entrance hallway.

Entrance Hallway

The hallway features attractive wood-effect laminate flooring, a decorative textured and coved ceiling, contemporary black high-gloss radiator, central ceiling light point and staircase rising to the first floor. Doors provide access to all ground floor accommodation.

Lounge / Dining Room

An impressive dual-purpose reception room extending almost the full depth of the property, creating a wonderful family and entertaining space. The lounge centres around an attractive log burning stove set upon a tiled hearth beneath a solid oak mantel, creating a cosy focal point. Wood-effect laminate flooring continues throughout, complemented by two ceiling light points, radiator and large front-facing window allowing excellent natural light. The dining area easily accommodates a substantial family dining table, although currently utilised as a home office, demonstrating the flexibility of the space. Double glazed patio doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor living areas.

Kitchen

A spacious and well-appointed contemporary kitchen fitted with an extensive range of soft-close high gloss wall, base and drawer units complemented by granite work surfaces. Integrated appliances include a built-in oven, microwave, Samsung electric hob with extractor canopy above, together with a one-and-a-half bowl composite sink unit with mixer tap. Additional features include tiled flooring, adjustable spotlight track lighting, double glazed window overlooking the rear garden and a particularly useful under-stairs storage cupboard.

Utility Room

A practical utility room fitted with base units incorporating a stainless steel sink with mixer tap and work surface over. There is plumbing for a washing machine, wall-mounted Worcester gas fired boiler, tiled flooring, part tiled walls, ceiling light point and frosted double glazed door providing convenient side access.

Downstairs WC

Beautifully appointed with a contemporary two-piece suite comprising a concealed cistern low flush WC with integrated vanity wash hand basin and storage cupboard beneath. Finished with fully tiled walls and flooring, recessed ceiling spotlights and a frosted double glazed window to the side elevation.

Bedroom Five / Office

Originally forming part of the integral garage, this room has been professionally converted to provide a superb additional reception room, home office or fifth bedroom, ideal for modern family living. A large double glazed window together with double glazed patio doors to the front elevation provide an abundance of natural light, whilst recessed spotlights, solid wooden flooring, modern vertical radiator and television point complete this versatile space.

First Floor Accommodation

First Floor Landing

Stairs rise to a spacious galleried L-shaped landing featuring wood-effect laminate flooring, recessed spotlights, loft access with pull-down ladder and a useful airing cupboard housing the hot water cylinder with slatted shelving. Doors lead to all first floor accommodation.

Principal Bedroom

A superb principal suite occupying the extension above the former garage, creating an exceptionally generous double bedroom capable of comfortably accommodating a four-poster bed alongside extensive additional bedroom furniture. The room benefits from windows to both the front and side elevations, allowing natural light to flood the space, whilst wood-effect laminate flooring, radiator, television point and ample room for freestanding wardrobes further enhance the accommodation.

En-suite Shower Room

Modernly appointed with a three-piece suite comprising corner shower enclosure with mains shower, pedestal wash hand basin and low flush WC. Finished with fully tiled walls, tiled flooring, recessed spotlights, chrome heated towel radiator, extractor fan, PVC panelled ceiling and frosted double glazed window.

Bedroom Two

A generous double bedroom positioned to the front elevation featuring an attractive bay window, fitted wardrobes with hanging rails and shelving, additional matching storage units, wood-effect laminate flooring, radiator and ceiling light point.

Bedroom Three

Another excellent double bedroom overlooking the rear garden, offering wood-effect laminate flooring, radiator, ceiling light point and double glazed window.

Bedroom Four

A further well-proportioned bedroom capable of accommodating a double bed if required. Finished with wood-effect laminate flooring, radiator, ceiling light point and double glazed window overlooking the rear garden.

Family Bathroom

A stylish contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with waterfall mixer tap, mains rainfall shower and handheld attachment set within a fully tiled surround. The suite is completed by a contemporary wash hand basin with waterfall tap and low flush WC. Additional features include tiled flooring, heated towel radiator, recessed spotlights, extractor fan and frosted double glazed window.

Outside

Front

The property occupies a generous corner plot and enjoys excellent kerb appeal with a block-paved driveway providing off-road parking, attractive lawned frontage, mature shrubs, established planting and beautifully maintained borders.

Rear Garden

A particular highlight of the property is the substantial landscaped rear garden which wraps around the side of the house, creating an exceptional amount of outdoor space rarely found within modern developments. Immediately adjoining

Tel: 01352 700070

the property is a paved patio accessed directly from the dining area, ideal for outdoor entertaining. Steps lead down to a second patio incorporating an attractive brick-built pergola, creating a wonderful sheltered seating area perfect for barbecues or relaxing during the warmer months. The remainder of the garden is predominantly laid to lawn and surrounded by mature shrubs, plants and established borders, providing an ideal environment for families with children or keen gardeners alike. The generous corner plot also offers excellent scope for future extension, subject to obtaining the necessary planning consents. Positioned within the garden is a substantial detached garden room, currently utilised for storage but benefiting from power and lighting, making it ideal for conversion into a home office, gym, hobby room, games room or garden bar depending upon individual requirements. Overall, this outstanding family home offers exceptional versatility, generous living accommodation and a wonderful outdoor space, all within one of Mold's most desirable residential locations.

EPC Rating - C

Council Tax Band - E

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?

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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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

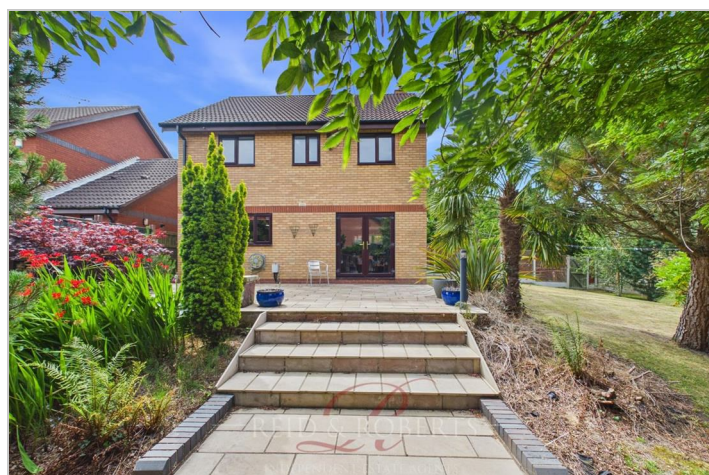
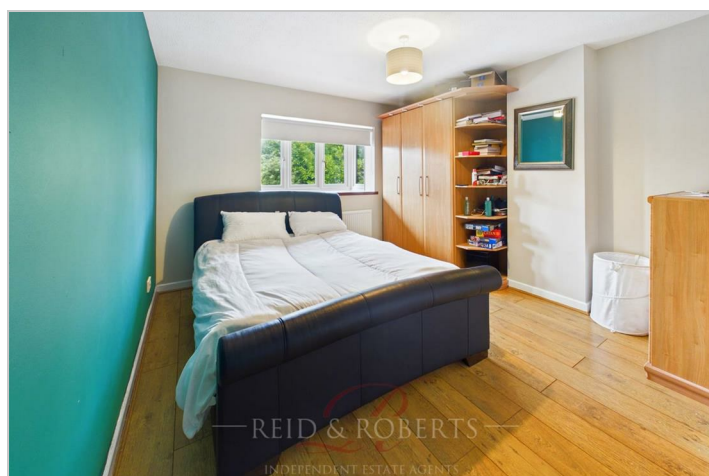
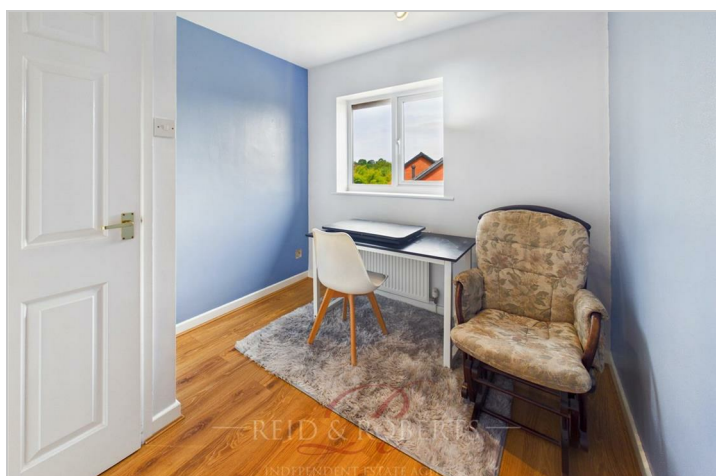
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

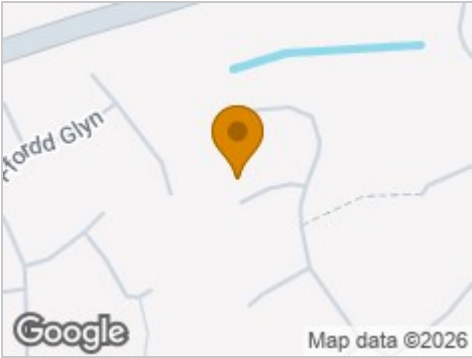
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Tenure Information

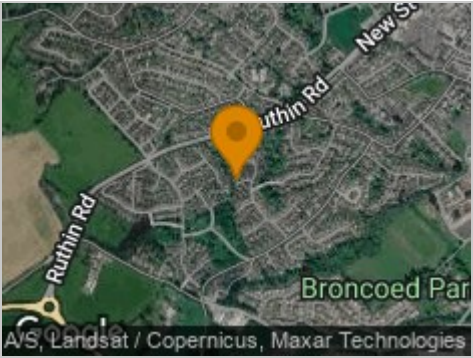
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



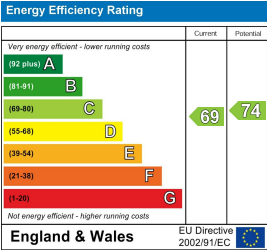
Floor Plan



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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