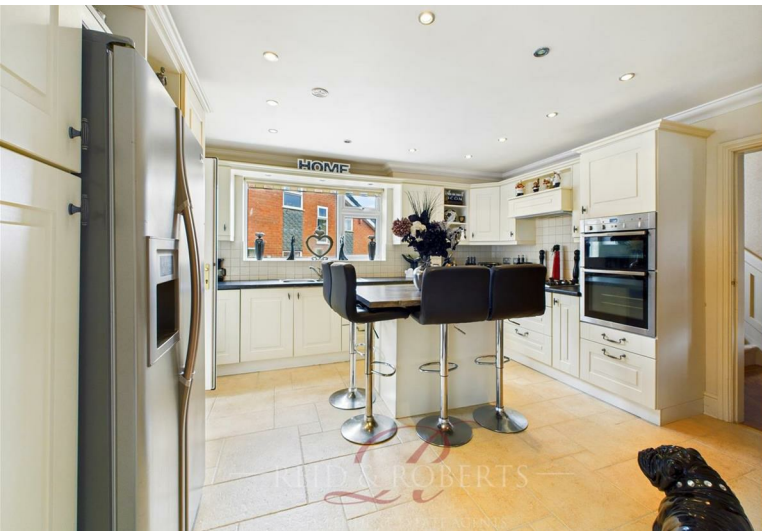




## 95 Parc Hendy

Mold, CH7 1TT

Offers Over £300,000



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### Property Description

Reid & Roberts Estate and Letting Agent are pleased to present this impressive and beautifully presented Four Bedroom Detached home offering generous, open-plan living ideal for modern family life. Designed with both comfort and functionality in mind, the property features a spacious kitchen at its heart complete with a central island and integrated breakfast bar, making it the perfect hub for casual dining, entertaining, or busy daily routines.

In brief this property comprises of a Porch, Reception Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Shower Room, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

With multiple reception rooms, this home provides flexible spaces to suit a variety of needs, whether you're hosting guests, relaxing with family, or working from home. Each lounge area has been thoughtfully arranged to maximise space and natural light, enhancing the overall sense of comfort throughout. Externally, the property benefits from a substantial outdoor area with the exciting potential to extend further to the side (subject to planning consent). This offers an excellent opportunity for buyers looking to grow into their home or add value through future development.

Situated within walking distance of Mold town centre, the location combines convenience with tranquility. Residents can enjoy a wide range of amenities, shops, schools, and leisure facilities, all close at hand. Elevated positioning also affords the property stunning panoramic views across Mold town and the surrounding hillsides, making this an exceptional place to call home.

### Accommodation Comprises

A tarmac driveway provides parking for multiple vehicles and leads to a set of steps, which take you to the entrance of the property via a UPVC door with decorative frosted double-glazed insets.

### Porch

The property is approached via a charming entrance porch, featuring double UPVC windows to the side elevation that allow natural light to flow in. The walls are finished with attractive panelling, and solid wood flooring extends throughout. The coved ceiling is complemented by central ceiling light point and ceiling rose details. A beautiful, solid wooden door with a stained glass inset provides a striking focal point and opens into the main reception hallway, setting the tone for the rest of the home.

### Reception Hallway

A staircase rises to the first-floor accommodation, complete with useful understairs storage cupboard ideal for keeping everyday essentials neatly tucked away. The walls are finished with classic panelling to dado height, with a double panel radiator and a recessed alcove with lighting provides a stylish display space, complemented by an elegant coved ceiling.

### Lounge

Accessed via a wooden door with decorative glazed panels, the lounge is a bright and welcoming space designed for comfort and relaxation. The room features a coved and textured ceiling, adding architectural interest and a sense of height. A focal point of the room is the elegant gas fire, set on a polished marble hearth with a matching marble surround and mantel. A large double UPVC window to the front elevation allows for plenty of natural light. Additional features include a double panel radiator, TV aerial and telephone points, offering convenience for modern living. An open-plan layout flows seamlessly into the adjoining dining area, ideal for entertaining and family life.

### Dining Room

The dining area offers a versatile and well-lit space for both everyday meals and formal entertaining. The room features a coved and textured ceiling with recessed spotlighting. A rear UPVC window brings in natural light and garden views, with tiled flooring and a double panelled radiator.

### Conservatory

Accessed directly from the dining area, the conservatory offers a versatile and inviting additional living space, ideal for relaxing or entertaining all year round. The room features solid wood flooring, while UPVC double-glazed units are set on a dwarf brick wall across the side and rear elevations. Two patio doors open directly onto the rear garden, connecting indoor and outdoor living.

The conservatory offers year-round comfort with two double panel radiators, ample power sockets, and a TV aerial socket for media use. A PVC panelled roof houses a central ceiling fan. This bright and flexible space can serve as a second lounge, playroom, or home office to suit your lifestyle.

### Kitchen

This impressive kitchen features tiled flooring that continues from the dining area, along with a comprehensive range of wall and base units, paired with complementary work surfaces. At the heart of the kitchen is a central island with a built-in breakfast bar, perfect for casual dining or entertaining. A stainless steel one and a half bowl sink unit with mixer tap is set beneath a double glazed UPVC window with a top opening insert. Integrated appliances include a built in, eye level oven and grill, a five ring gas hob, and a dishwasher. There is also space allocated for an American-style fridge freezer. The ceiling is fitted with overhead spotlighting. Part tiled walls to dado height add a stylish and practical finish. A UPVC door with frosted glass inserts leads conveniently into the adjoining utility room.

### Utility Room

Accessed via the kitchen, the utility room offers a practical and well organised space. It is fitted with a matching range of wall and base units, complemented by durable work surfaces that provide additional storage and workspace. A designated void is in place to accommodate a washing machine. The walls are tiled to dado height while the flooring has been laid with a high quality LVT wood-effect finish. This utility area allows for a clutter-free kitchen and enhances the overall functionality of the home.

### Shower Room

This ground floor shower room features a modern three-piece suite, including a corner shower with mains-fed waterfall and handheld attachments, a low flush WC, and a stylish wash hand basin with mixer tap. The walls are fully tiled and it has LVT wood-effect flooring. A frosted double glazed UPVC window to the rear elevation. Additional features include a chrome heated towel rail and an extractor fan.

### Stairs from hallway rise to

A split-level landing leads to the first-floor accommodation, offering a spacious transition between rooms. A UPVC double-glazed window to the side elevation allows natural light to illuminate the space. The walls are finished with traditional panelling to dado height. Further features include central ceiling light points and a loft access hatch.

### Bedroom One

A generously proportioned double bedroom situated at the rear of the property, featuring a large double glazed UPVC window that provides pleasant views and allows for plenty of natural light. The room benefits from a coved ceiling, a central ceiling light point, and a single panel radiator.

### Bedroom Two

This well-sized double bedroom enjoys an elevated position, offering impressive views over the nearby Mold Centre and surrounding countryside through a double-glazed UPVC window with a side opener. The space is enhanced by recessed spotlighting, providing a modern finish, and a single panel radiator.

### Bedroom Three

Located at the rear of the home, Bedroom Three features built-in wardrobes with folding doors, incorporating both shelving and hanging rails for practical storage. A double-glazed UPVC window to the rear elevation provides natural light, and the room also includes a single panel radiator, a coved ceiling, and a central ceiling light point.

### Bedroom Four

This unique and thoughtfully designed bedroom offers a split level layout, creating a sense of separation and functionality within the space. Upon entering, you are greeted by a built in shelving unit with cupboard storage, followed by a step down into the main area of the room. Ideal as a single bedroom, home office, or dressing room, this space includes dual-aspect double glazed UPVC windows to the front and side elevations, ensuring plenty of light throughout the day. Additional features include built in wardrobes, drawers, and a worktop area, perfect for use as a dressing table or desk. A double panel radiator completes the room, offering a comfortable and versatile living space.

### Family Bathroom

The family bathroom is tastefully appointed with a modern four-piece suite comprising a corner bath, corner shower cubicle with mains-fed shower attachment, wash hand basin set within a vanity unit, and a close-coupled low flush WC. Stylishly finished with partially tiled walls, tiled flooring, and a decorative coved ceiling, the room also features recessed spotlights and a frosted double-glazed UPVC window with top opener to the side elevation. Additional fittings include an extractor fan, a chrome heated towel rail, and ample space for bathroom essentials.

Tel: 01352 700070

## Garden

The property boasts a generously sized, fully enclosed rear garden, offering a fantastic space for outdoor relaxation and entertaining. Externally to the front there is a large driveway providing ample off road parking, with an additional brick built shed allowing plenty of storage space. The garden provides ample space for children to play or for keen gardeners to create their own outdoor haven. A raised patio area to the side and rear of the property, laid with block paving, presents an ideal spot for al fresco dining or seating, with distant views towards the surrounding neighbourhood and countryside beyond. The garden is bordered by a combination of timber fencing and brick walling, ensuring both privacy and security. External power points are also fitted for added convenience.

## EPC Rating D

## Council Tax Band E

## 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.