



57 Ffordd Trebeirdd

Mold, CH7 1FJ

£300,000



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Property Description

Reid & Roberts Estate Agents are delighted to present this beautifully maintained modern new build three bedroom detached home, situated on the highly desirable outskirts of Mold. This sought after location offers the perfect balance of peaceful residential living with easy access to the town's excellent range of amenities, schools, and transport links. The property is ideal for families or professionals looking for a turnkey home in a thriving community.

Finished to a high standard throughout, the property features a spacious entrance hallway with wood effect flooring, a convenient downstairs WC, and ample storage. The light filled lounge opens onto the landscaped rear garden via patio doors, while the contemporary kitchen/dining room is fitted with sleek units, marble effect worktops, and a full range of integrated appliances including a fridge/freezer, washing machine, and dishwasher. There is also ample space for dining, creating the perfect social hub of the home.

Upstairs comprises a spacious master bedroom with a modern en suite shower room, a second generous double bedroom with plenty of space for wardrobes, and a third bedroom ideal as a child's room, home office, or dressing space. The family bathroom is finished with marble effect tiling and an overhead electric shower. Externally, the property boasts a private driveway, a garage with power and lighting, and a beautifully landscaped rear garden with patio areas and raised beds perfect for outdoor entertaining. This superb home offers modern, low maintenance living in one of Mold's most sought after new developments.

Accommodation Comprises

The property is approached via a patio path leading to a UPVC door with frosted insert.

Entrance Hallway

The entrance hallway creates an immediate sense of space, with wood effect vinyl flooring that runs seamlessly through the ground floor. Decorative dado rails add a charming finish, while a side elevation window allows for natural light. Practical storage is provided by an under stairs cupboard, complemented further by wall mounted coat hooks and a shoe rack.

Kitchen/Dining Area

The kitchen and dining area is beautifully appointed with a contemporary range of wall and base units, complemented by marble effect worktops and coordinating marble effect flooring. A double UPVC window overlooks the front elevation. The kitchen is well equipped with an integrated oven, a four ring gas hob with an overhead stainless steel extractor fan, and a one and a half stainless steel bowl sink with a mixer tap. Integrated appliances include a fridge freezer, washing machine, and dishwasher. The kitchen also offers space for a dining table, making

it a practical and social space for family meals. Lighting is provided by both central ceiling light points and recessed spotlights, and there is a single panel radiator added.

Lounge

The hallway flows into a spacious and inviting lounge, where the wood effect vinyl flooring continues. This bright room is enhanced by UPVC double patio doors that open directly onto the rear garden, bringing the outdoors in and allowing natural light to fill the space. Other notable features include a central ceiling light point.

Downstairs WC

The downstairs toilet is fitted with a low flush WC, a hand wash basin with a marble effect splashback, a single panel radiator, and recessed lighting.

Stairs Leading to First Floor Accommodation

Landing

The landing is carpeted and features a single panel radiator. The landing provides access to the loft, offering additional storage options. It additionally houses an airing cupboard that holds the hot water tank and provides useful additional storage space.

Bedroom One

Bedroom one is a spacious double room, enjoying a dual aspect with UPVC windows to both the front and rear elevations. This room is carpeted and features a single panel radiator and a central ceiling light point. It further benefits from its own private en-suite.

En Suite

The en-suite comprises a low flush WC, a floating vanity hand wash basin, and an electric shower. It is stylishly finished with marble effect tiled flooring and partly tiled marble effect walls. A heated towel rail provides added luxury, complemented by ceiling spotlights and a frosted double UPVC window to the rear.

Bedroom Two

Bedroom two is a generous double room featuring two UPVC windows to the front elevation, allowing for a light and airy feel. The room is finished with wood effect vinyl flooring, a single panel radiator, and a central ceiling light.

Bedroom Three

Bedroom three is a well proportioned single room, overlooking the rear garden through a double UPVC window. This versatile space is currently finished with wood effect vinyl flooring, a central ceiling light, and a radiator. It offers flexibility for use as a bedroom, home office, dressing room, or nursery.

Family Bathroom

The family bathroom is finished to a high standard, offering a modern

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three piece suite comprising of a low flush WC, a hand wash basin and a bath with an overhead shower and marble effect splashback tiling. The room has marble effect tiled flooring, a heated towel rail, recessed lighting, a shaving/charging point, and a double UPVC window with frosted inset.

Garden

Externally, the rear garden has been landscaped to provide an ideal setting for both relaxing and entertaining. An L-shaped paved patio offers ample space for outdoor furniture and al fresco dining, while a lawned area adds greenery. Raised flower beds add character, and a step leads up to a further elevated patio seating area. Gated access to the side of the property links the rear garden to the driveway, ensuring practicality as well as privacy.

Garage

The garage is of a generous size, easily capable of accommodating a vehicle or serving as a workshop or hobby space. It benefits from power and lighting, with a counterweight door to the front and a frosted UPVC door providing convenient access to the rear garden.

EPC Rating B

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

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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

Would you like to arrange a viewing?

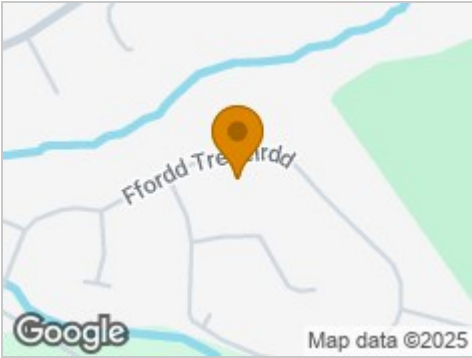
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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.



Road Map



Hybrid Map



Terrain Map



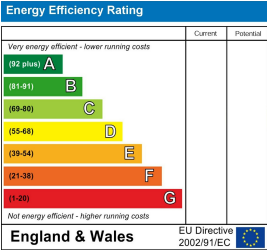
Floor Plan



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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