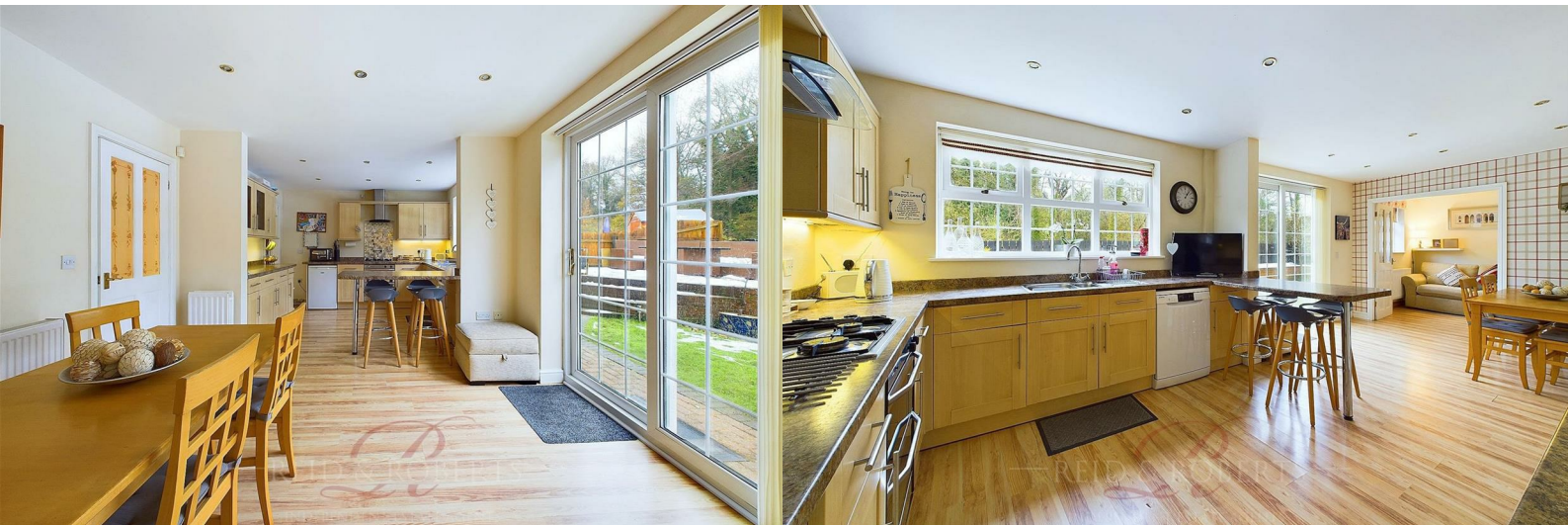




## Riverside Court Wrexham Road

Pontblyddyn, Mold, CH7 4HA

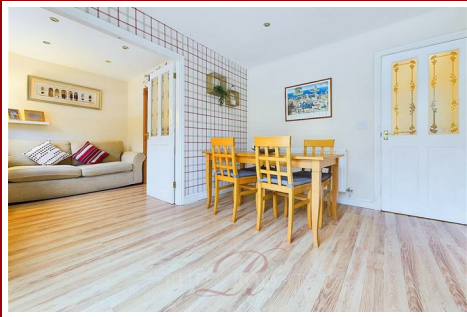
Offers Over £360,000



# Riverside Court Wrexham Road

Pontblyddyn, Mold, CH7 4HA

Offers Over £360,000



## Property Description

Reid & Roberts Estate and Letting Agents are thrilled to present this exceptional four-bedroom detached family home, nestled in a quiet and private cul-de-sac in the sought-after village of Pontblyddyn. This immaculate property offers both modern elegance and practical living, making it an ideal choice for growing families. Situated within a select development of just a few properties, it enjoys a peaceful, semi-rural location, while still benefitting from easy access to nearby towns and major road networks.

Upon entering, you're welcomed by a bright and spacious entrance hallway, complete with convenient under-stairs storage. The ground floor offers a fantastic open-plan layout, with a cosy snug/study that flows effortlessly into the stunning kitchen and breakfast area. This beautifully designed space is the heart of the home, with patio doors opening out onto the meticulously landscaped rear garden, creating the perfect setting for both entertaining and everyday family living.

Upstairs, the generously proportioned master bedroom provides a peaceful retreat, complete with a private en-suite shower room. Three further well-sized double bedrooms offer plenty of room for family members or guests. The stylish family bathroom features a luxurious four-piece suite, offering a relaxing space to unwind.

One of the standout features of this property is the spectacular rear garden, which overlooks a picturesque river, providing a tranquil and scenic backdrop that will be enjoyed year-round. Whether you're entertaining or relaxing, the garden is the perfect space to enjoy the view and peaceful surroundings. The property also benefits from ample off road parking for a number of vehicles.

## Accommodation Comprises

The property is accessed from a private road to enter the cul de sac. The property is approached via a driveway that offers ample 'off road' parking with a lawned garden to the side and leading to:

### Reception Hall

Stepping into this inviting space warmed by a double-panelled radiator neatly concealed within an elegant radiator cover with wood-effect laminate flooring and recessed spotlights. Practical features include a wall-mounted heating control and an integrated alarm system for added security. The staircase leads to the first-floor accommodation, thoughtfully designed with under-stairs storage to maximize space and utility.

### Lounge

This elegant lounge combines style and functionality to create a welcoming space. Double-glazed windows to the front and side elevations fill the room with natural light, complementing the warm tones of the wood-effect laminate flooring. A coved ceiling and recessed spotlights enhance the room's sophistication. At its heart is a charming gas fire set within a wooden fire surround, complete with a marble inset and hearth, offering a cosy focal point for the space. Additional features include a double-panelled radiator and an aerial socket.

### Open Plan Dining Room

This versatile open-plan dining room is designed for modern living. A sliding Upvc door opens directly onto the garden, creating a seamless connection between indoor and outdoor spaces. The room is finished with stylish wood-effect laminate flooring, recessed lighting, double-panelled radiator and an aerial socket. Double doors lead to the adjoining snug or study, offering additional functionality.

### Kitchen

This well-appointed kitchen combines functionality with modern style. Double-glazed windows to the rear elevation allow natural light to brighten the space, showcasing a range of wall and base units with granite-effect worktops. A 1½ stainless steel sink unit with mixer taps provides practicality, while the built-in oven with an extractor fan overhead adds convenience. The layout includes space for a fridge freezer under the counter and voids with plumbing for both a dishwasher and washing machine. Finished with wood-effect laminate flooring and recessed spotlights, this kitchen is as stylish as it is practical.

### Utility Room

This practical utility room is designed with convenience in mind. A double-glazed window to the south elevation allows natural light to brighten the space. It includes a void with plumbing for a washing machine and an additional void for a tumble dryer, making laundry tasks effortless. The room is finished with durable wood-effect laminate flooring, and a charming stable-style wooden door to the side provides easy access to the outdoors.

## Downstairs W.C

This well-appointed downstairs W.C. is both practical and stylish. It features a double-glazed frosted window to the front elevation, allowing natural light to filter in while ensuring privacy. A heated towel rail adds comfort and convenience, while the space is fitted with a low-flush W.C. and finished with wood-effect laminate flooring, combining durability with a sleek, modern aesthetic.

## Study / Snug

This adaptable study / snug offers a perfect balance of comfort and functionality. Double-glazed windows to the rear elevation flood the room with natural light, creating a bright and airy atmosphere. The wood-effect laminate flooring enhances the modern feel, while recessed spotlights provide an inviting ambiance. A double-panelled radiator ensures the room stays warm throughout the year. Conveniently, a door leads directly to the garage, adding an extra layer of practicality to the space.

## Galleried Landing

This spacious galleried landing offers a sense of openness and light, with double-glazed windows to the front elevation providing natural light and scenic views. A single-panelled radiator ensures comfort, and a built-in airing cupboard with shelves provides handy storage space. The landing also features loft access for additional storage options. Recessed spotlights highlight the area, creating a bright and welcoming atmosphere.

## Bedroom One

This light-filled bedroom is designed for comfort. Double-glazed windows to the front and side elevations allow natural light to flood the space, creating a bright and airy atmosphere. A single-panelled radiator ensures warmth and comfort, while recessed spotlights offer a modern, ambient lighting effect. The room is also equipped with an aerial socket.

## En - Suite

This stylish En-suite is both functional and modern, featuring double-glazed frosted windows to the side elevation that provide natural light and privacy. A heated towel rail adds comfort, while the tile-effect vinyl flooring is both practical and easy to maintain. The En-suite is equipped with a low-flush W.C. and a double shower cubicle with a mains-powered shower. PVC panelled walls enhance the room's durability and ease of upkeep, while recessed spotlights and an extractor fan complete the space for a clean and well-lit environment.

## Bedroom Two

This cosy bedroom is filled with natural light from the double-glazed windows to the rear elevation, offering a bright atmosphere. A single-panelled radiator ensures warmth and comfort throughout the year, making it a relaxing retreat.

## Bedroom Three

This inviting bedroom is bright and airy, thanks to the double-glazed windows to the rear elevation flooding the room with natural light. A single-panelled radiator ensures warmth and comfort, while the room is also fitted with an aerial socket, providing convenience for entertainment.

## Bedroom Four

This cosy bedroom is filled with natural light from the double-glazed windows to the front elevation, creating a bright and welcoming atmosphere. A single-panelled radiator ensures comfort throughout the year, making it a perfect space for relaxation.

## Bathroom

This well-appointed bathroom features double-glazed windows to the rear elevation, allowing natural light to brighten the space. The walls are partially tiled, complemented by tile-effect vinyl flooring for a stylish and low-maintenance finish. The suite includes a low-flush W.C. and a PVC-panelled bath with an electric shower, offering both convenience and modern appeal. Recessed spotlights provide bright, efficient lighting, while an extractor fan ensures proper ventilation throughout.

## Outside

To the front of the property you are met with a tarmac driveway which provides off road parking for a number of vehicles. There is a lawned garden to the side of the driveway. To the rear you will observe a lawned garden area with steps leading up to a delightful decked patio area with views extending over the woodland and the River Alun. This stunning space is the perfect place to switch off and watch the nature go by.

Tel: 01352 700070

## Location

Pontblydyn is a semi-rural village that offers a peaceful setting while being conveniently located near the A55, providing easy access to major motorway networks across the North of England. The village is also ideally situated just a short distance from Mold, a thriving market town that boasts a wide range of amenities, including primary and secondary schools, recreational facilities, a library, and a variety of supermarkets. Additionally, both Wrexham and Chester are within close proximity, offering further shopping, dining, and cultural experiences.

## EPC Rating - C

## Council Tax - F

## 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?

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.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

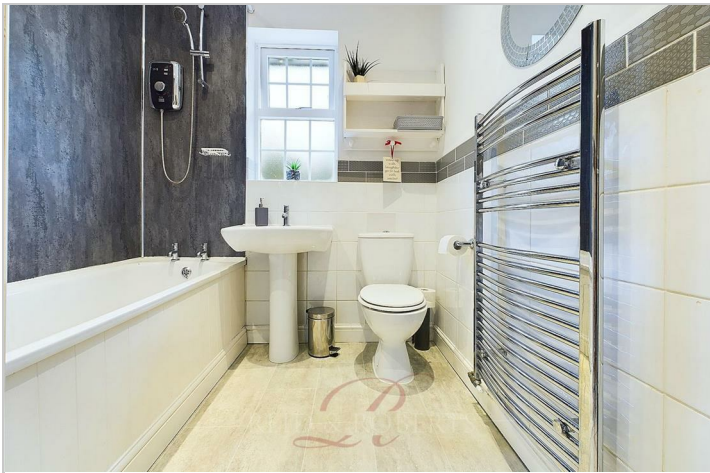
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## 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.

## Viewings

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



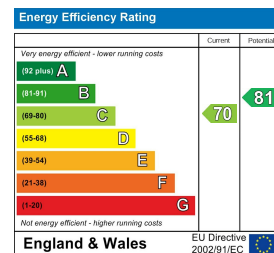
## Floor Plan



## 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.