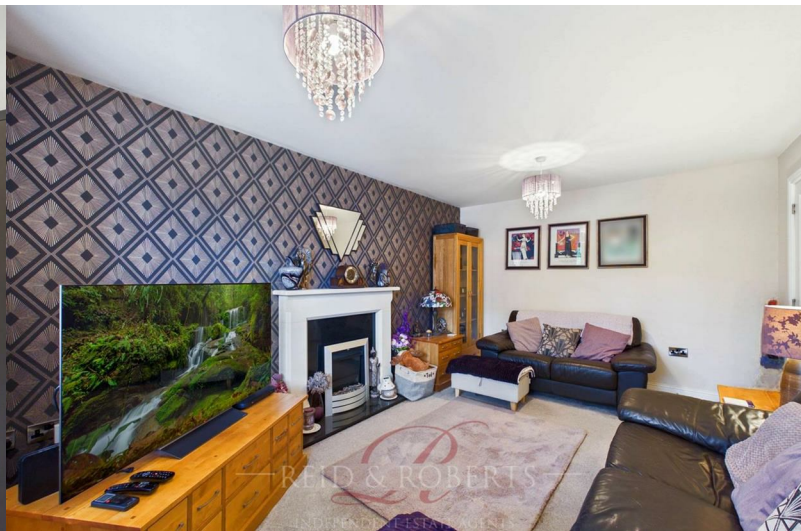




6 Ffordd Y Gwanwyn

Mold, CH7 1FR

£425,000



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Accommodation Comprises:

Tarmac driveway providing 'off road' parking for two vehicles leads up to:

Entrance Porch

Accessed via a composite entrance door with decorative double glazed frosted inserts, the welcoming entrance porch provides an ideal space for coats, shoes and everyday storage. Featuring wood-effect flooring, recessed spotlighting and a glazed internal door leading into the main reception hallway.

Reception Hallway

A bright and inviting space with a continuation of the wood-effect flooring, recessed spotlighting, radiator and staircase rising to the first floor accommodation. Internal doors provide access to the lounge, kitchen/dining room and integral garage.

Lounge

A generously proportioned reception room centred around an attractive feature fireplace incorporating a marble inset and hearth with marble-effect surround, housing a contemporary log and pebble-effect electric fire. A large bay window to the front elevation fills the room with natural light, whilst ample space is provided for a range of lounge furniture, creating a comfortable and versatile family living space.

Kitchen/Dining Room

Undoubtedly the heart of the home, this impressive kitchen/dining room has been thoughtfully designed to provide both practical everyday living and excellent entertaining space. The kitchen is fitted with a range of modern wall and base units complemented by wood-effect work surfaces and matching upstands. Integrated appliances include an eye-level oven and grill, built-in microwave, five-ring gas hob with stainless steel extractor canopy over, wine rack and wine cooler. There is additional space for an American-style fridge freezer.

A central breakfast bar provides informal seating and further storage, whilst the dining area comfortably accommodates a family dining table. Recessed spotlighting, wood-effect flooring, radiator and a rear-facing window overlooking the garden complete the space. UPVC French doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor living areas.

Utility Room

Providing valuable additional storage and workspace, the utility room is fitted with matching base units and work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is plumbing and space for a washing machine together with space for a tumble dryer. Additional features include recessed spotlighting, radiator, extractor fan and a side-facing double glazed window.

W.C/Cloakroom

Fitted with a two-piece suite comprising a low-level WC and corner pedestal wash hand basin with tiled splashback. The room also benefits from wood-effect flooring, wall shelving, radiator and a frosted double glazed window.

First Floor Accommodation

Landing

The spacious landing provides access to all first floor rooms and features recessed spotlighting, loft access and a useful airing cupboard housing the hot water tank with shelving for linen storage.

Bedroom One

A spacious double bedroom offering ample room for a full range of bedroom furniture. The room benefits from fitted mirrored sliding wardrobes providing excellent storage, together with a front-facing double glazed window and radiator.

En-Suite

Beautifully appointed with a contemporary three-piece suite comprising a low-level WC, wall-mounted wash hand basin with vanity storage beneath and a fully tiled shower enclosure with mains-fed shower. Finished with fully tiled walls and flooring, chrome heated towel rail, illuminated mirror, shaver point, recessed spotlighting, extractor fan and a frosted double glazed window.

Bedroom Two

Another excellent-sized double bedroom positioned to the front of the property. The room benefits from fitted mirrored wardrobes, radiator and double glazed window, providing comfortable and practical accommodation.

Bedroom Three

A well-proportioned bedroom currently utilised as a home office and hobby room. Offering flexibility for a variety of uses, the room features laminate flooring, radiator and a double glazed window overlooking the rear garden.

Bedroom Four

A versatile bedroom which would comfortably accommodate a double bed if required. Currently arranged as a guest room and office space, the room benefits from a rear-facing double glazed window, radiator and central ceiling light.

Main Bathroom

Fitted with a stylish four-piece suite comprising a low-level WC, wall-mounted vanity wash hand basin, panelled bath with mixer tap and shower attachment, and a separate shower enclosure with mains-fed shower. The room is finished with fully tiled walls and flooring, chrome heated towel rail, illuminated mirror, shaver point, recessed spotlighting, extractor fan and a frosted double glazed window.

Outside

To The Front

To the front, the property benefits from driveway parking and access to the integral garage.

To The Rear

The beautifully landscaped rear garden is undoubtedly one of the property's standout features and a space the current owners have lovingly created and meticulously maintained over the years. Designed to provide a wonderful balance of relaxation, entertaining and gardening, the garden offers a variety of thoughtfully arranged areas to enjoy throughout the seasons. Attractive paved and gravel pathways wind through well-stocked borders, established planting beds and neatly maintained lawns, creating a charming and ever-changing

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backdrop. A generous seating terrace provides the perfect setting for outdoor dining and summer gatherings, whilst the greenhouse, garden room and additional storage areas offer excellent practicality and versatility. Further enhancing the appeal is an impressive selection of mature fruit trees and productive planting, including apple and cherry trees, grapevines and blackberries creating a garden that is not only beautiful to look at but also rewarding to enjoy. A true labour of love, this exceptional outdoor space offers a peaceful retreat for keen gardeners, families and those who simply appreciate spending time outdoors.

EPC Rating - B

Council Tax Band - 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

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

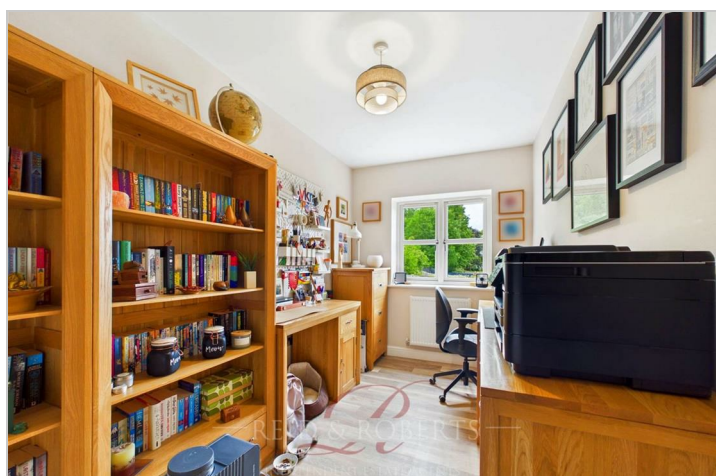
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

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

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



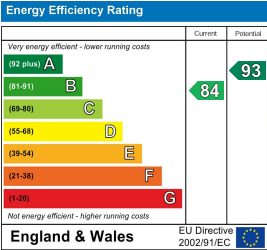
Floor Plan



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



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