



williams estates



williams estates



williams estates

**Plas Yr Haf Denbigh Road, Afonwen,
Mold, Flintshire, CH7 5UB**

£595,000

 4  3  4  D

EPC - D64

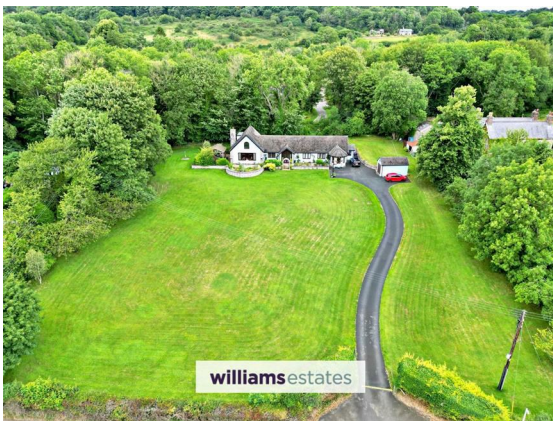
Council Tax Band - G

Tenure - Freehold

Denbigh Road, Mold

4 Bedrooms - Character Property - Detached

Video Tour Available... An impressive detached character property offering four double bedrooms. Plas Yr Haf is situated in Afonwen, a beautiful semi-rural village that is approximately 9 miles from Mold, 7 miles from Denbigh and only 4 miles to the A55 Expressway, with links to Chester, Liverpool and beyond. Occupying a sizeable plot of approximately 2 acres which includes its own woodland and benefiting from beautiful panoramic views over Area of Outstanding Natural Beauty towards the Clwydian Hills. Further benefits include a newly fitted boiler with 7 years guarantee. Viewing is highly recommended. EPC Rating D 64



Description

A spacious and well presented detached property, sitting in approximately 2 acres, is a must view to fully appreciate the standard which has been set by its owners. Sitting on a large plot with its own woodland to the rear, this is a perfect home to bring up a family. The accommodation boasts four double bedrooms, four reception rooms including conservatory, oak fitted kitchen with utility and cloakroom off and family bathroom. Outside the property provides ample off street parking for numerous cars, caravan, motorhome or boat, detached garage and large gardens with woodlands all enjoying the all day sun.

Accommodation

Double glazed double doors with double glazed panels adjacent lead in to:

Entrance Porch

Feature tiled flooring and uPVC double doors lead into:

Hallway

Having storage cupboard with shelving, radiator, power points and accommodation off.

Living Room

28'11" x 20'10" (8.81 x 6.35)

An impressive living room with a galleried landing above. Having wood burning stove set in an attractive stone chimney breast with raised polished granite hearth, two story vaulted ceiling with exposed purlins, dual aspect double radiators, feature windows to the front, side and rear elevations, power points and sliding doors leading to the side patio area.

Sitting Room

23'3" x 12'8" (7.09 x 3.86)

With dual aspect radiators, power points and double glazed windows to the front and rear elevation.

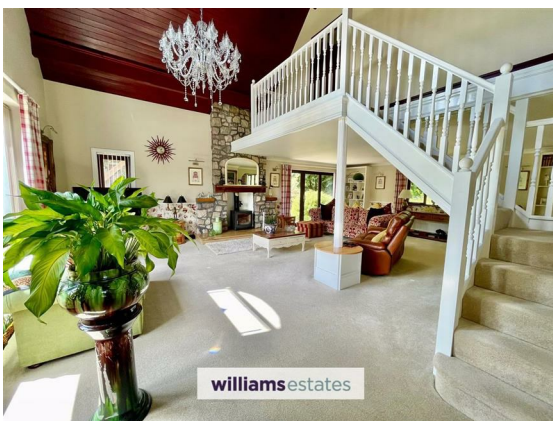
Kitchen

10'6" x 13'0" (3.20 x 3.96)

Offering a range of oak fronted wall, drawer and base units with under pelmet lighting and granite work surfaces. Integrated double oven and grill, four ring induction hob with glass and stainless steel extractor over. Integrated microwave, fridge and dishwasher. Inset stainless steel sink with bevelled granite drainer and granite splash back. Tiled flooring and a double glazed window to the rear.

Side Porch

uPVC double glazed door and two double glazed windows.



Utility room

5'9" x 8'7" (1.75 x 2.62)

Base unit with work surface over, plumbing for washing machine, space for tall standing fridge freezer, tiled flooring and hard wood double glazed window to the rear elevation

Cloaks

Comprising low flush W.C, wash basin in vanity unit, tiling to half level, tiled flooring and extractor fan

Dining Room

17'11" x 10'0" (5.46 x 3.05)

A continuation of units from the Kitchen and glazed display units with glass shelving, low voltage down lights, integrated wine rack, radiator, power points, uPVC window to the side, double glazed double doors lead into:



Conservatory

Having double radiator, uPVC double glazed windows around and further double doors lead to the front patio areas.

Bedroom One

10'6" x 13'5" (3.20 x 4.09)

Fitted wardrobes with sliding mirror doors, radiator and double glazed window to the rear elevation

Bedroom Two

8'9" x 15'4" (2.67 x 4.67)

Fitted wardrobes, double radiator and double glazed window to the front elevation



Bedroom Three

12'4" x 9'11" (3.76 x 3.02)

Double radiator and double glazed window to the front elevation

Family Bathroom

Offering a modern suite, having a vanity unit with basin and W.C, panelled bath with shower over, heated towel rail, tiled flooring, fully tiled walls, inset spotlighting and obscure window to the rear.

Galleried Landing

The galleried landing over looks the living room and having feature window with stunning views over the hills beyond

Bedroom Four

Access to eave storage, radiator, power points and window to the rear elevation.

En-suite

A modern en-suite with walk in shower enclosure, wash basin and WC in vanity unit, floor to ceiling tiling, tiled flooring, chrome radiator and window to the side elevation



Outside


Surrounded by lawned gardens, the front of the property has a long tarmac drive leading up through a lawned garden to a turning area with space for vehicle parking, detached garage with power and lighting, large semi circular paved patio with raised stone wall, further large paved patio to the side and wood shed. To the rear the property has a large protected woodland area with a variety of native trees.

Garage





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Call us on
01745 817417

Denbigh@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.