

williams estates



**3 Clayton Court, Mold, Flintshire, CH7
1TW**

£325,000

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EPC - C74 Council Tax Band - F Tenure - Freehold

Clayton Court, Mold

4 Bedrooms - Bungalow - Detached

NO CHAIN - This charming dormer bungalow is nestled within a sought-after residential area in Mold, boasting an elevated vantage point that provides far reaching vistas. The residence offers ample living space, comprising a well-appointed kitchen, a cozy living room a dining room, a sunlit conservatory, a dedicated study, three bedrooms, and a well-appointed bathroom. Externally, the property offers the convenience of off-road parking on a spacious driveway, a garage, and well-maintained front and rear gardens. Situated on Clayton Court, the property enjoys the added benefit of being just a short stroll away from the heart of Mold Town Centre. Here, you'll find a diverse array of high-street shops, a thriving bi-weekly market, supermarkets, a bus station, esteemed local schools and various leisure facilities. - Council Tax Band- F, Tenure- Freehold, EPC - C-74

Description

**** No Onward Chain **** Delightful dormer bungalow is set in a popular residential area of Mold and enjoys an elevated position with far reaching views. Accommodation offers a two reception rooms, kitchen, conservatory, study, three bedrooms and a bathroom. Externally offering off road parking, garage and gardens to front and rear. The property is located on Clayton Court which conveniently a short walk from the Mold Town Centre. Mold offers a range of high street shops, a well stocked twice weekly market, supermarkets, bus station, popular local schools and leisure facilities. Council Tax Band- F Tenure- Freehold. EPC- TBC

Accommodation

With double glazed front door and obscured glazed panel to the side leading into;

Entrance Porch

Featuring a storage cupboard that houses the electric meter and consumer unit, with a door that leads into

Entrance Hallway

12'1" x 10'2"

A generously proportioned hallway adorned with glass panel doors branching out to every room, panelled radiator, understairs cupboard and a staircase to the first floor.

WC

A coloured suite encompassing a WC, wash basin with taps, and a tiled shower cubicle equipped with a wall-mounted shower. There is a double-glazed frosted window on the side elevation and a radiator.

Kitchen

13'10" x 11'5"

This spacious kitchen boasts an array of wall, base, and drawer units that accommodate an oven, gas hob, space for a washing machine, and an under-counter fridge. Additionally, there's a built-in extractor, abundant storage with convenient pull-out racks, and a well-appointed countertop area. Double-glazed window to the front elevation offers natural light. There is a panelled ceiling with spotlights, providing a stylish and well-lit environment.

Dining Room

12'11" x 12'5"

Double-glazed patio doors that open access to the conservatory and a radiator.

Living Room

21'5" x 12'5"

A generously proportioned '21ft' living space offers ample opportunities to introduce double doors leading to the patio area. Presently, it features two sizable picture windows that frame views of the secluded rear garden. Inside, you'll find two panelled radiators, a coved ceiling, wooden panelling, and a gas fireplace adorned with a wooden mantle, slate-tiled hearth, and tiled back. A doorway leads to;

Study/ Bedroom Four

9'11" x 11'7"

Double glazed window to the front elevation; radiator and gas fire.

Conservatory

10'5" x 8'8"

Low level walling, double glazed windows with top openers, electric sockets, double glazed side door leading onto the patio area and lawned garden.

First Floor Landing

Stairs rising to the first floor with doors leading off to all rooms, loft access.

Bedroom One

13'3" x 13'5"

Good sized bedroom with double glazed window overlooking the rear garden. Built in robes with sliding doors, eave storage cupboard. Panelled radiator and sloping ceiling.

Bedroom Three

10'3" x 6'7"

Double glazed window to the rear elevation, radiator.

Bedroom Two

10'9" x 13'7"

Another generous sized room with built in robes with sliding doors. double glazed window to the side elevation. Sloping ceiling. A gas fired central heating boiler is housed in the storage cupboard.

Family Bathroom

Comprising of a coloured bathroom suite, wash basin and vanity unit, bath with shower attachment over, low level wc. tiled walls, tiled flooring, chrome towel rail and double glazed frosted window to the front elevation.

Garage

Oversized garage with workshop area to the rear, built in kitchen units and worktop, electric sockets and lighting, double glazed window and rear door. Metal up and over garage door.

Outside

The front of the property offer driveway parking, front lawned area with mature shrubs and planting to the borders. Path way leading to the side elevation and front door.

The rear of the property offers an I shaped garden with offers a large vegetable patch, large lawned area, with mature shrubs and planting to the borders, patio area and gravel area where a garden shed can be found.

A secluded garden surrounded by conifers and timber fencing with concrete posts for privacy.

Directions

From the Mold Office, turn left and proceed along New Street and onto Ruthin Road, turn left at Hafod Park and proceed through the estate. At the junction turn left onto Clayton Road and take the next right onto Clayton Court - where the subject property will be found on the right hand side of the cul de sac, in an elevated position.





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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