



**27 Ffordd Trem Y Foel, Mold, Flintshire,
CH7 1NG**

£460,000

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EPC - D68 Council Tax Band - F Tenure - Freehold

Ffordd Trem Y Foel, Mold

4 Bedrooms - House

****NO ONWARD CHAIN**** ** Viewing highly recommend ** Stunning modern four bed property occupying an attractive corner position in a highly sought after area of Mold. Walking distance to primary and secondary welsh and english medium schools and the town centre. Built by respected local builders Whitleys the property provides well designed family sized accommodation, lounge with multi fuel stove, a superb kitchen diner/dining/family room with granite worktops, Neff appliances and large multi full stove. Ample brick paved driveway, single detached garage with electric door, and a sunny south facing landscaped rear garden.



Location

Set at the head of the cul de sac this property is set on one of the most popular residential areas of Mold.

Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

Accommodation

Deep covered front entrance with lighting with composite front door with frosted glazed side panel to the side leading into;

Hallway

A welcoming modern hallway with staircase to the first floor, upright radiator and solid oak interior doors leading to all ground floor rooms;

Cloakroom

Modern white contemporary style suite comprising low flush WC and semi-pedestal wash basin and vanity with mixer tap and splashback. understairs storage cupboard. Ladder styled towel rail.

Living Room

19'5" x 11'5"

A bright spacious room with double glazed window to the front elevation and oak bi-fold doors to the rear of the room. With multi fuel burner with oak inset mantle and deep slate hearth. Wall mounted modern upright radiators.

Kitchen / Breakfast Room

19'6" x 12'2"

Tiled flooring, with a range of modern kitchen base, drawer and wall units, complimentary granite worktops with tiled splashback. Inset glass cooker splashback. wall hung cooker extractor, inset gas hob, oven and microwave. Dishwasher and fridge/freezer. Inset sink and drainer with modern mixer tap. Double glazed window to the front elevation.

Breakfast bar/ kitchen island with additional drawers and cupboards for storage with solid oak worktop. Upright modern radiator.

Wooden door leading into:

Utility Room

4'6" x 10'2"

Tiled flooring, matching base unit with granite worktop and inset sink with mixer tap. Ample space for seating and additional storage. Wall mounted gas boiler. Double glazed composite door leading to the rear garden.



Sitting Room / Dining Room

28'2" x 8'7"

With tiled flooring, three velux roof lights and grey double glazed bifold doors which open fully onto the rear patio and south facing garden.

This room is a light, bright and spacious area which could be a cosy additional living area with multiple usages. In the centre of the room a large multi fuel burner is set on a leather granite hearth providing a focal point and warm cosy evenings inside overlooking the garden. Upright modern radiators.

First Floor Landing

With double glazed window to the rear elevation, coved ceiling, access to part boarded roof space via an aluminium ladder, airing cupboard and solid oak interior doors to all rooms;

Bedroom One

10'7" x 12'7"

This airy room offers a double glazed window overlooking the rear garden. Built in robes and drawer units. Radiator.

Bedroom Two

11'6" x 9'1"

A double room with double glazed window to the rear and radiator.

Bedroom Three

10'0" x 8'2"

A double room with double glazed window to the front elevation, radiator.

Bedroom Four

6'7" x 7'4"

Currently used as an office space, this sunny room with double glazed window over-looks the rear garden. This room would be a lovely nursery or dressing room with radiator and ample space for a large double wardrobe.

Bathroom

Tiled walls and flooring, black powder coated shower enclosure with rain fall shower and attachments. Bath and modern wall hung wash basin. Low level WC. Inset spot-lights and extractor fan. ladder towel rail and double glazed frosted window to the front elevation.

Ensuite

Tiled walls and flooring, black powder coated shower enclosure with rain-fall shower and attachments. Modern wall hung wash basin. Low level WC. Inset spot-lights, black ladder towel rail and extractor fan. With double glazed frosted window to the front elevation,

Outside

A south facing sunny garden is ideal for entertaining or finding a peaceful spot with a garden chair. The tiled patio with inset lawn is bound by raised railway sleepers providing knee high borders exhibiting seasonal planting and maturing flowering shrubs. Garden shed and wood store offer additional storage. Outdoor lighting and garden tap.

Single garage with electric door and side pedestrian access; with lighting.

Brick block paved driveway with ample space for several cars.

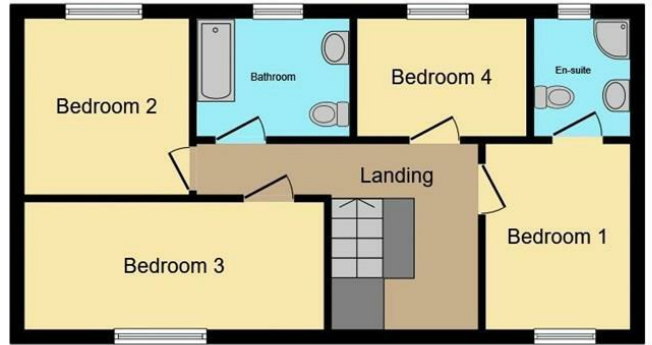
Directions

From the Agents Mold office. proceed left out of the office, through the traffic lights proceed along New Street onto Ruthin Road. Turn left onto Bryn Coch Lane and right onto Upper Bryn Coch, turn left into Ffordd Trem Y Foel and proceed to the far end of the road. The subject property will be found at the head of the cul- de-sac to the left hand side.






Ground Floor



First Floor

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 

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