



4 Maes Alyn, Mold, Flintshire, CH7 1FY

£360,000

 4  2  2  B

EPC - B84

Council Tax Band - F

Tenure - Freehold

Maes Alyn, Mold

4 Bedrooms - House

****Show Room Quality** ** Turn Key Ready **** An executive detached property with integral garage and in an ideal Mold location which was only built in 2022. This large four bedroomed property offers stylish kitchen/ diner plus a utility, ground floor WC and spacious living room, the upper floor offers four double bedrooms with high quality ensuite and an opulent, modern bathroom. The property offers gas central heating throughout. With ample driveway and garage parking, lawned gardens front and rear, the rear garden being south facing enjoying the sun all day long. This property will not fail to impress anyone looking to live within walking distance of the highly regarded English and Welsh medium schools.
EPC - 84 B, Tenure - Freehold, Council Tax - F



Description

The property is located on the sought after Cae Celyn Estate, in Mold. The property is within walking distance to the Mold Alun school and only a short drive into the centre of Mold. This stunning property offers ample accommodation with 4 bedrooms, and integral garage which could be converted into another room (subject to county council planning consent.)

Accommodation

Accessing the property via a double glazed composite door with decorative inset opening;

Entrance Hallway

A welcoming hallway with stairs leading to the first floor, high quality vinyl 'Amtico' flooring and wall mounted radiator. Double glazed uPVC window to the front elevation.

Living Room

19'9" x 10'5" (6.02m x 3.19)

A spacious living room with a double glazed uPVC bay window to the front, and wall mounted radiator.

Ground Floor Cloak Room/ W.C

With a two piece suite comprising low level flush w.c. and wash hand basin with tiled splash back, tiled flooring and panel radiator. Double glazed uPVC window to the front elevation.

Kitchen through Dining Room

21'9" x 10'9" (6.64 x 3.30)

With a range of modern wall, drawer and base units with complimentary worktops with one and a half bowl single drainer stainless steel sink unit. With integral appliances which include a dishwasher, fridge/freezer, electric oven and Neff induction hob. 'Porcelanosa' floor tiles, uPVC double glazed window to the rear elevation and patio doors. Wall mounted radiator, usb port electrical sockets and door leading into;

Utility Room

9'6" x 6'4" (2.90 x 1.94)

Fitted with wall and base units and complimentary worktop with inset single drainer stainless steel sink unit, plumbing for a washing machine and void space for a tumble dryer. Wall mounted radiator, with door to the garage and additional door to the rear garden.

First Floor Landing

A light bright landing area with wall mounted radiator. Built-in double door airing cupboard with shelving and a heat tube. Doors lead off to all rooms.



Bedroom One

20'8" x 10'8" (6.32 x 3.26)

Spacious double bedroom with double glazed upvc bay window to the front elevation with 'sharps' quality branded built-in two door wardrobe with sliding mirrored doors. Door leading into:

En- Suite

8'2" x 7'9" (2.50 x 2.37)

Comprising of a three piece modern suite with pedestal wash hand basin with mixer tap, low level w.c, shower cubicle with electric shower over and wall mounted chrome heated towel rail. 'Porcelanosa' floor tiles. uPVC double glazed obscured window to the front elevation. With tiled flooring, wall mounted radiator.

Bedroom Two

15'9" x 9'11" (4.82 x 3.03)

With dual aspect double glazed windows to the rear elevation and wall mounted panel radiator.

Bedroom Three

12'4" x 8'10" (3.76 x 2.70)

Having single panel radiator and double glazed window to the rear elevation.

Bedroom Four

10'4" x 8'2" (3.15 x 2.50)

With single panel radiator and upvc double glazed window to the front elevation.

Bathroom

With 'Porcelanosa' floor tiles, this stylish three piece bathroom suite comprising of bath and shower with a glass screen, pedestal sink and basin with a tiled splash back. Low level WC, and a frosted double glazed window and an oversized chrome heated towel rail.

Integral Garage

19'8" x 9'6" (6.01 x 2.92)

With timber door leading from the utility room, up and over metal door to the front, power and light.

Outside

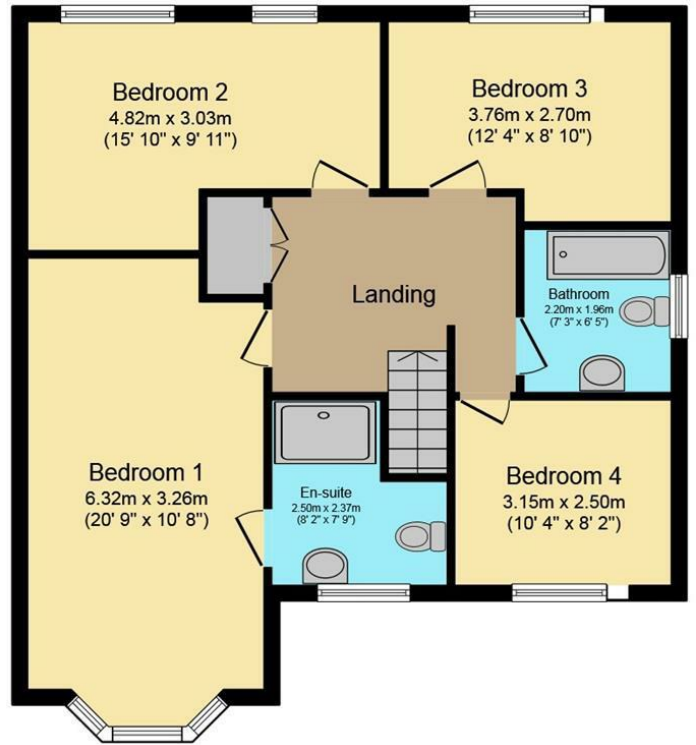
To the front of the property you will find a tarmac driveway providing off road parking for a number of vehicles; leading to an integral garage. A paved pathway leads to the front entrance with a lawned area to each side.

The rear garden is south facing and has a paved patio area which is ideal for entertaining and enjoying the sun all day long. The remainder of the garden is laid to lawn which is fully enclosed with fencing for privacy and security. There are views of the neighbouring woodland, which ensures that the property is not overlooked. The property also benefits from external wall mounted flood lighting to the front, side and the rear elevations.

Directions

From the Agent Mold office proceed up Chester Street to the traffic lights, turn left onto Wrexham St/B5444, then bear right onto Maes Gwern, proceed a mile and half and then turn right again, onto the Cae Celyn estate, where the subject property on a right turn, on the right hand side.





Ground Floor

First Floor

Total floor area 150.1 m² (1,616 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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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.