



Rhosesmor,  
Mold, Flintshire CH7 6PF

Offers In The Region Of  
£400,000

**\*\*SPACIOUS HOUSE WITH EXCEPTIONAL VIEWS\*\*** In a superb elevated setting with outstanding views across to the Clwydian Hills, a greatly extended four bedroom detached house with generous garden and large detached double garage, occupying a rural position on the periphery of this popular village some three miles from Mold. The property was subject to a comprehensive programme of an extension and remodelling approximately 20 years ago to provide a very spacious and adaptable family home, which benefits from gas (LPG) fired central heating and double glazing. The accommodation is centred around a spacious reception hall and in brief provides: dining room, lounge, conservatory, study, open plan kitchen/breakfast room with adjoining utility room and wc, first floor landing, master bedroom with modern en suite bathroom, three further good sized bedrooms and well appointed family bathroom. Off-road parking for several cars, substantial garage with electric door and private garden with extensive patio areas.



#### LOCATION

The property occupies an attractive setting with outstanding views over the surrounding area, yet is only within a few minutes' drive of the market town of Mold and some three miles of the A55 Expressway at Halkyn enabling ease of access along the North Wales coast to Chester and the motorway network beyond. There is a local inn and primary school nearby, whilst Mold provides a comprehensive range of shops serving most daily needs, a twice weekly street market, several popular restaurant, secondary schools and leisure facilities.



#### THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with matching side panel to:

#### ENTRANCE PORCH

2.03m x 1.70m (6'8" x 5'7")

Double glazed window, tiled floor and UPVC double glazed inner door to:

#### SPACIOUS RECEPTION HALL

5.92m x 2.29m overall (19'5" x 7'6" overall)

Pine spindled staircase to the first floor with deep storage cupboard beneath, quarry tiled floor, coved ceiling and radiator. Twin doors to the dining room.



#### DINING ROOM

3.91m x 3.38m (12'10" x 11'1")

Double glazed windows to two aspects with views over the garden and beyond. Coved ceiling, wall light points, laminate wood effect flooring and radiator.



## LOUNGE

4.93m x 3.91m (16'2" x 12'10")

Double glazed window to the side elevation overlooking the garden. Feature wooden fireplace surround with decorative tiled inset and hearth and electric coal effect fire. Coved ceiling, wall light points, tv aerial point and radiator. Twin UPVC double glazed french doors to the conservatory.



## STUDY

Internal double glazed window, fitted desk/work station with base cupboards and drawers beneath, laminate wood effect flooring and radiator.

## KITCHEN/BREAKFAST ROOM

7.26m x 4.06m overall (23'10" x 13'4" overall)

A spacious open plan room with double glazed windows to two aspects with views and fitted with a comprehensive range of oak fronted base and wall units with contrasting mottled effect worktops with dividing peninsula unit, tiled splashback and inset sink unit with preparation bowl and mixer tap. Range of integrated appliances comprising four-ring gas hob (LPG), electric oven, cooker hood, fridge and dishwasher. Tiled floor to part, tv aerial point and radiator. Door to the utility room.

## CONSERVATORY

5.44m x 4.83m max overall (17'10" x 15'10" max overall)

A spacious room built on a low brick plinth with UPVC double glazed windows, pitched polycarbonate type roof covering and superb views over the surrounding countryside. Access to the garden, laminate wood effect flooring, power points and suspended fan/light unit.





#### UTILITY ROOM

2.69m x 1.75m (8'10" x 5'9")

Pine fronted base and wall cupboards, grey worktop with inset sink unit and tiled splashback. Wall mounted gas fired central heating boiler, tiled floor, plumbing for washing machine, space for tumble dryer, radiator and UPVC double glazed exterior door.

#### CLOAKROOM/WC

1.91m x 1.04m (6'3" x 3'5")

Comprising low flush wc and wash hand basin with mixer tap and cabinet beneath. Half tiled walls, tiled floor, radiator and double glazed window.

#### FIRST FLOOR LANDING

Radiator, coved ceiling and loft access via a pull-down ladder.

#### BEDROOM ONE

4.90m x 5.23m max (16'1" x 17'2" max)

A large principal bedroom with double glazed windows to two aspects with far reaching views, tv and telephone points and radiator.



#### EN SUITE

3.15m x 1.73m (10'4" x 5'8")

A modern well appointed en suite bathroom comprising tiled panelled bath with electric shower and screen, vanity wash basin unit and wc. Attractive fully tiled walls with matching tiled floor, chrome towel radiator, shaver point, extractor fan, recessed lighting and double glazed window.



#### BEDROOM TWO

3.48m x 3.81m +recess (11'5" x 12'6" + recess)

Double glazed windows to two aspects with views, laminate wood effect flooring and radiator.

### BEDROOM THREE

4.62m x 2.97m (15'2" x 9'9")

Double glazed windows to two aspects with views, radiator and built-in double wardrobe.



### BEDROOM FOUR

3.56m x 2.13m (11'8" x 7'0")

Double glazed window to the front, again with views, tv aerial point, recessed lighting and radiator.



### FAMILY BATHROOM

3.00m x 2.97m (9'10" x 9'9")

A spacious family bathroom fitted with a white suite and fitted cabinets, comprising a large tiled panelled bath, corner shower cubicle with Triton shower, recessed wash basin with range of cabinets beneath and low flush wc with concealed cistern. Fully tiled walls with matching floor, chrome towel radiator, recessed lighting, extractor fan, airing cupboard with hot water cylinder tank and slatted shelving, and double

glazed window.



### OUTSIDE

The property is approached via a wide timber ranch style gate leading to a wide brick pavior forecourt which extends to the front and side of the property providing parking/turning for several cars and access to the detached double garage located to the rear. The front of the house is well screened by a mature hedge and there is gated access to either side of the property leading through to the garden. Outside light.

### DOUBLE GARAGE

6.30m x 5.21m (20'8" x 17'1")

A substantial brick built double garage with electric up and over door and double glazed side door and window. Power and light installed.

### THE GARDENS

To the side of the property is a large private lawned garden with mature hedging to the boundaries and to include a large paved patio area extending the full depth of the house, with stone walling/raised planters and feature pergola frame. The patio extends to the rear and to a large split-level decked area. Within the garden, there is an LPG tank, outside light, tap and original pump.



#### DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the first exit onto the A541 Denbigh road. Follow this road out of Mold and after approximately one and a half miles take the right handed turning signposted for Rhosesmor/Halkyn. Follow the road up the hill and after approximately two-thirds of a mile the property will be found on the right hand side before reaching Rhosesmor village.

#### VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

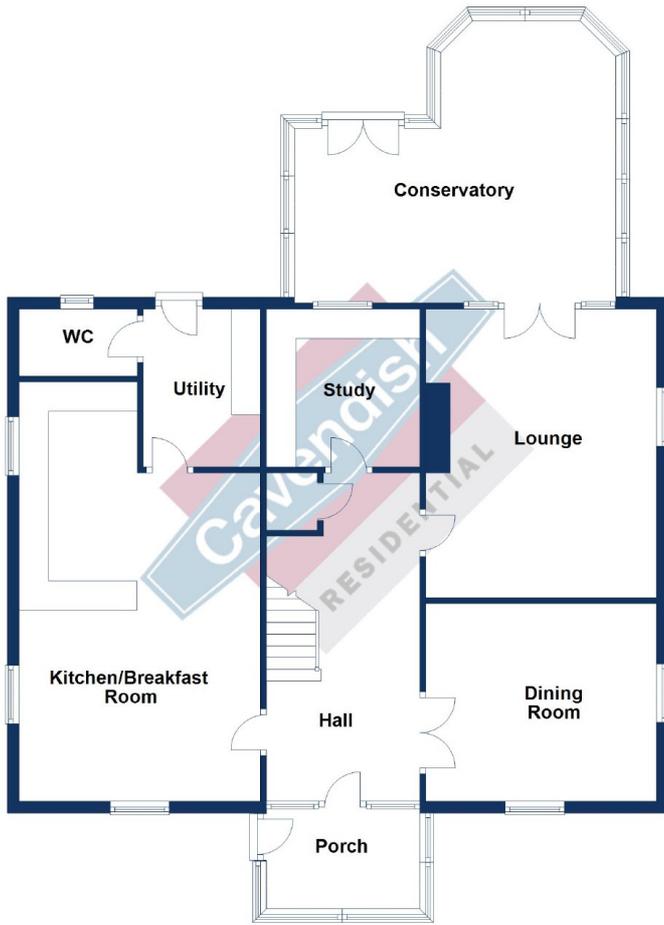


#### COUNCIL TAX

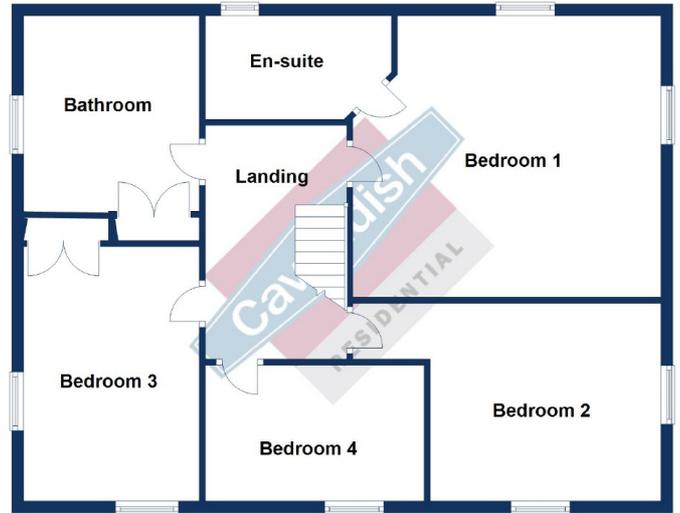
Flintshire County Council - Council Tax Band G.



Ground Floor



First Floor



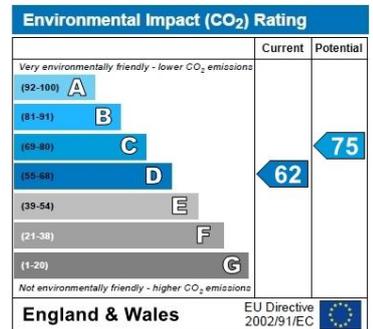
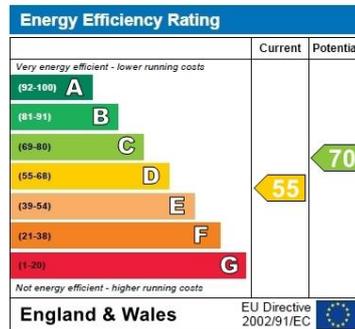
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



Hope House

