



## Parc Plas Aney

Mold, Flintshire CH7 1NN

Price  
£525,000

An imposing and beautifully appointed five bedroom, three storey house providing over 3000 square feet of floor area being the central part of this splendid period building dating from circa 1860. It is set within extensive mature and private grounds on the periphery of Mold in a secluded environment yet only 1 mile from the town centre. It affords a fine arched entrance opening to a large reception hall, drawing room/dining area, refurbished bespoke luxury kitchen/breakfast room, utility, cloakroom with WC and cellars, first floor large landing, master bedroom with splendid contemporary en-suite bathroom, two further bedrooms and new luxury shower room, second floor landing, versatile living room with adjoining bedroom four and new luxury en-suite, study/bedroom five, gas central heating, private garden of about 0.46 acres. **INSPECTION HIGHLY RECOMMENDED.**

## LOCATION

No.2 Parc Plas Aney is an impressive period house standing in mature private grounds. Constructed of stone with dressed stone quoins, and a slated roof. The house is understood to have been built during the 1860's and was sympathetically converted in 2002 to provide three individual houses in total together with two further new-build contemporary houses to the rear. The property benefits from an original front door, main hall and principal staircase and the character associated with a property of this period combining contemporary living with a high quality range of fittings. The accommodation which extends to over 3000 square feet is ideally suited to family living and is arranged over three floors to include a cellar.

## THE ACCOMMODATION COMPRISES:

Fine stone arched entrance with panelled and bevelled glass framed door leading to wide and elegant Reception Hall.



## RECEPTION HALL

5.82m x 2.44m ext to 4.17m (19'1 x 8' ext to 13'8)

With high coved ceiling, wall light point, Minton style tiled floor in part and pine boarded to the remainder together with wide staircase rising to the first floor with turned spindled balustrade, wall light points, dado rail and traditional pipe radiator.



## CLOAKROOM

1.70m x 1.17m (5'7 x 3'10)

Refurbished with a high quality suite comprising fitted cabinet to one wall incorporating low level WC with concealed cistern, storage cabinet and drawer, wash basin with tiled splash-back, double glazed window, ceiling down lighter, stone effect ceramic tiled flooring and traditional style piped radiator.

## DRAWING ROOM

7.42m x 4.88m (24'4 x 16')

A large and imposing room which is well lit with three quarter height double glazed windows to the front and side elevation incorporating; original shutters. A high and heavily moulded ceiling with down lighters in part, ornate cast-iron fireplace with open fireplace with open fire grate and a white painted over mantel. Pine flooring, TV point, wall light points, TV point and two traditional style pipe radiators.





### KITCHEN/BREAKFAST ROOM

5.36m max x 3.56m (17'7 max x 11'8)

Recently refurbished to a very high standard with a stunning range of kitchen cabinets with a cream high gloss finish door and drawers fronts, contrasting white stone effect Corian style worktop to include an inset 1½ bowl sink with an electric instant hot water mixer tap. The Kitchen incorporates a range of Neff appliances with a wide Neff induction hob with contemporary stainless steel and glass extractor hood and light over, integrated circotherm oven and steam oven, integrated larder fridge and fold out pantry cupboard, integrated dishwasher, corner carousels and attractive iridescent glass tiled up-stands. Two double glazed windows both with moveable blinds, stone effect ceramic tiled flooring, ceiling down-lighters, TV point and a traditional pipe style radiator.



### UTILITY ROOM/SIDE HALL

3.30m x 1.68m (10'10 x 5'6)

Fitted worktop with void and plumbing for washing machine, space for tumble dryer and fridge, wall cabinet, stone effect ceramic tiled flooring, panel door leading to the rear courtyard and panel door leading down to the Cellar and panel radiator.

### CELLAR

The Cellar provides two small rooms and a larger store off which is a recess housing a modern Glow Worm gas fired condensing boiler with pressurised hot water cylinder providing domestic hot water and central heating.

### FIRST FLOOR MAIN LANDING

Staircase rising to second floor. Box panel radiator.

### BEDROOM ONE

4.83m x 4.24m (15'10 x 13'11)

A splendid room with double glazed window to the front elevation, white painted fire surround with hearth (not in use) boarded floor, coved ceiling and panelled radiator, wide steps leading up to a luxury shower and bathroom.



### LUXURY SHOWER AND BATHROOM

4.72m x 2.90m (15'6 x 9'6)

Refurbished to a contemporary style with a large free-standing Victoria and Albert oval bath and matching basin with Hansgrohe Axor Starck chrome taps, Hansgrohe shower with a high output monsoon style shower head, wall mounted cabinet and Alessi WC. Fired Earth Westhampton marble flooring with underfloor heating, and marble tiling to dado throughout, ceiling down-lighters, double-glazed window with plantation shutters, extractor fan and two chrome towel radiators.



### BEDROOM TWO

4.80m x 3.63m (15'9 x 11'11)

Two double glazed windows with Venetian blinds, out-built three section sliding door wardrobe and panelled radiator.



### BEDROOM THREE

4.52m x 2.69m (14'10 x 8'10)

Double glazed window to the front elevation with Venetian blind, coved ceiling, panelled radiator. Currently used as a walk-in wardrobe but could readily be changed back to a double bedroom.

### SHOWER ROOM

4.67m x 1.70m (15'4 x 5'7)

Recently refurbished to a very high standard with a wet floor system with limestone effect ceramic tiled floor and electric under floor heating, large enclosed shower with Matki glass and stainless steel screen and high output Monsoon style shower, an impressive contemporary Duravit wall mounted vanity and bowl with large inset 3 section mirror fronted cabinet above, W.C; part tiled walls and extractor. Towel radiator.



## SECOND FLOOR LANDING

Panelled radiator.

## LIVING ROOM

8.71m x 2.62m (28'7 x 8'7)

An attractive and versatile room with a wide double glazed window to the front elevation with pleasing views over the grounds, Velux window to rear, partially vaulted ceiling with down-lighter and two new pipe radiators.



## SHOWER & BATHROOM

3.05m x 2.77m (10'0 x 9'1)

Very recently completely refurbished with a luxury white suite with underfloor heating, it has a long floor level shower tray to an enclosed recess, a unique Free standing shaped bath, incorporated wash basin and w.c; to one wall, marble effect flooring and pipe radiator.



## BEDROOM FOUR

4.50m x 3.86m (14'9 x 12'8)

Partially vaulted ceiling, wall light points, double glazed window to front, fitted shelving to display niches and panelled radiator and steps to En-suite Shower Room.



## STUDY/BEDROOM FIVE

4.80m x 3.63m (15'9 x 11'11)

Vaulted ceiling with exposed purlins, Velux roof light, fitted shelving to recess with storage cabinet, double door cupboard with shelving and panelled radiator.



### OUTSIDE

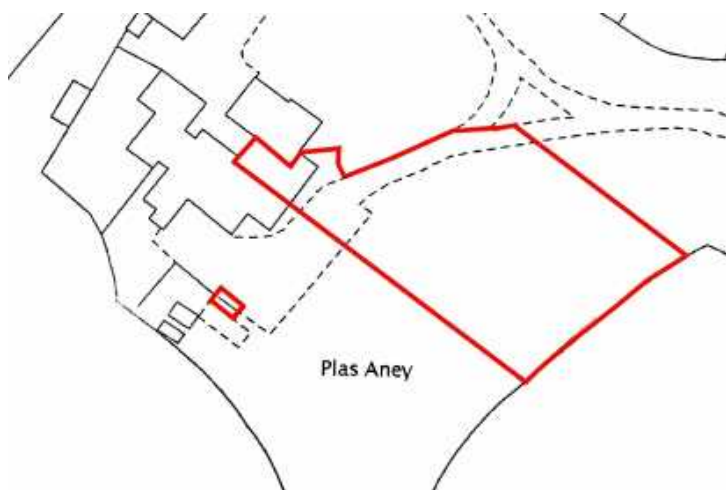
Plas Aney is approached over a private driveway which winds its way through mature grounds to a parking area to the front of the house, where there is a wide parking area and garages and also to the rear to the courtyard which is a communal area. The semi-detached garage with loft over is to the left hand side of the front of the house.

### GARDENS

Whilst the grounds to Plas Aney are mainly open plan the gardens which for part of the sale of no.2 are defined on the enclosed plan. Wide stone steps lead down to sweeping lawns to the front and southern side of the house extending along the drive and within which are many mature and interesting trees to include beech, yew, oak and cedar.



### BOUNDARY PLAN



#### COUNCIL TAX BAND

Flintshire County Council - Tax Band H

#### DIRECTIONS

From the Agent's Mold office proceed up the High street and on reaching the church turn left on to Clayton Road. Follow the road for 0.5 mile and on reaching the brow of the hill the private drive to Plas Aney will be found on the left.

#### VIEWING

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

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

HME/CC



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.

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