



## Tros Yr Afon Rhydymwyn Road, Rhydymwyn, Mold, Flintshire, CH7 5HS

**£639,995**

 4  2  2  C

**EPC - C69**

**Council Tax Band - F**

**Tenure - Freehold**

# Rhydymwyn Road, Mold

## 4 Bedrooms - House - Detached

A beautiful traditional stone period property which is set within landscaped cottage gardens in the heart of the countryside about 3.5 miles from Mold, the property also offers a one bed annex, outbuilding and gardens and paddock which equate to 3 acres this well appointed spacious property offers adaptable accommodation which could also include a rental income from the annexe if required.

EPC-F-31 Annexe C-69. Tenure - Freehold Council Tax Band - G



### Description

A stunning period property, annex and outbuilding area substantially built of stone and offer a ready to move into family home with potential for tourism / business use subject to all necessary permissions being obtained gardens, paddock and views. The property is located in a semi rural location in close proximity to Rhydymwyn village. Mold town centre is around 3 miles to the south east and junction 33 of the North Wales Expressway (A55) is approximately 3 miles to the north west. The accommodation itself boast two reception room, kitchen diner and three bedrooms. The annex offers a living room, conservatory, kitchen and bedroom.

### Accommodation

Door into the entrance porch.

### Entrance Porch

With double glazed window to the front and glazed door into the living room.

### Living Room

14'1" x 12'10"

Having log burner in stone chamber and raised stone hearth, radiator and double glazed window to the front and double glazed double door to the rear.

### Dining Room

11'1" x 12'6"

Having radiator and double glazed window to the front.

### Kitchen

12'10" x 12'10"

Fitted with a range of oak wall, drawer and base units, complementary granite worktop surfaces, intergrated Nef electric hob, oven and hood, integrated dishwasher, intergrated fridge and Rayburn range cooker set into brick chamber, under counter lighting, double glazed windows and timber door to the side.

### Stairs to first floor landing

### Bedroom 1

12'10" x 12'6"

With radiator and double glazed window to the front.



## Bedroom 2

12'10" x 11'2"

With two built in wardrobes, radiator and double glazed window to the front.

## Bedroom 3

10'6" x 6'7"

With radiator and double glazed window to the side.

## Bathroom

Comprising of a Pharo spa bath, shower enclosure, pedestal wash hand basin, toilet, floor to ceiling tiling, chrome heated towel rail and double glazed window.

## Outside

A gravelled driveway provides parking for several vehicles, continuing through timber gates to additional parking, ideal for caravan or boat storage. The main house benefits from a large lawned garden with mature fruit trees and evergreen plants & shrubs. A pathway leads to a container ideal for storage.

The side offers patio area and wood store, while a gravelled path leads to the rear of the property and the holiday cottage. Parking area and a strip of land to the rear and paddock to the side.

## Annex/Cottage

### Accommodation.

Double glazed cottage door opens into the living room.

### Living Room

With double radiator and large walk in double glazed box bay window to the front. Archway into the kitchen.

### Kitchen

Fitted with a range of wall drawer and base units, complementary granite worktops, Belfast sink with antique brass style tap, Phillips Whirlpool stainless steel built in double oven and four ring electric hob, integrated fridge and freezer, oil fired central heating boiler and double glazed window overlooking paddock and parking area.

### Conservatory

Being fully double glazed with vaulted ceiling, double radiator, tiled floor and double glazed double doors onto the garden.

### Bedroom

With radiator and double glazed windows to each side.

### En Suite

With walk in shower enclosure, washbasin, W.C, radiator and heated towel rail and double glazed window.

### Outbuilding

Currently used as a utility room with plumbing for a washing machine and housing the central heating boiler





**Ground Floor**

Floor area 50.6 sq.m. (545 sq.ft.) approx



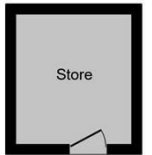
**First Floor**

Floor area 52.1 sq.m. (561 sq.ft.) approx



**Annex**

Floor area 54.2 sq.m. (583 sq.ft.) approx



**Outbuilding**

Floor area 6.7 sq.m. (72 sq.ft.) approx

Total floor area 163.6 sq.m. (1,761 sq.ft.) approx

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

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

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