

**Glasbury Pont Y Mwynwr Road,  
Maeshafn, Denbighshire, CH7 5LR**

**£795,000**



**EPC - null**

**Council Tax Band - F**

**Tenure - Freehold**

# Pont Y Mwynwr Road, Maeshafn

## 5 Bedrooms - House

A stunning detached Five Bedroom Property property set in the heart of the village of Maeshafn. The property offers immaculate modern living spaces with an adaptable range of accommodation finished to an exacting standard. With three reception rooms, five bedrooms four of which have an en-suite and a luxurious master suite, bespoke quality kitchen, garden & garage set on an enviable plot. The property enjoys a picturesque setting in the heart of the village of Maeshafn which is within An Area of Outstanding Natural Beauty, close to open countryside and woodlands; yet conveniently close to the busy market town of Mold, approximately 3.4 miles in distance. The town offers an excellent range of shopping, leisure and schooling facilities and provides excellent access to the A55 Expressway which offers excellent links to Chester, the Wirral and beyond.

Tenure- Freehold. EPC-TBC. Council Tax Band- F



### Description

Substantial five-bedroom detached family residence located in the semi-rural village of Maeshafn. Immaculately presented this home offers sumptuous living accommodation, bespoke fixtures and fittings, and is flooded with natural light. The property also benefits from Ground Source Heating as well as Renewable and Solar Panels.

The property is situated in the heart of the village of Maeshafn with a popular pub, but within a few minutes drive away of the market town of Mold. Nearby is the Moel Findig Community Nature Reserve with numerous country walks and popular Loggerheads Country Park ( about 1.5 miles ).

### Accommodation

Covered porch provides access to the property via a heavy oak front door with glazed panels to each side.

### Reception Hallway

A welcoming reception hall with galleried landing with full height pitched ceiling and velux roof windows, oak turned staircase, as well as solid oak doors, surrounds and skirtings which are mirrored throughout the property. Jerusalem limestone tiled flooring with underfloor heating, wall lights and lighting control panel.

### Cloakroom

Stylish modern ground floor cloakroom with vanity wash hand basin, low level w.c, floor-to-ceiling feature tiling with underfloor heating and recessed inset lighting.

### Family Room

17'9" x 14'9" (5.43 x 4.5)

The current owner is currently utilising this spacious room as a home gym; the room offers a feature stone built fireplace with raised hearth, underfloor heating and double glazed oak window to the front elevation.

### Snug

13'1" x 12'9" (4.0 x 3.9)

With glazed oak window to the front elevation and underfloor heating.

With feature illuminated bullnose stairs leading down to the kitchen and family room.

### Open Plan Kitchen

20'11" x 19'4" (6.4 x 5.9)

Being the heart of the home with underfloor heated Jerusalem limestone flooring and offering a range of bespoke wall, base and drawer units with polished concrete worktop surfaces over, double bowl inset sink with instant hot water tap, three Bosch integrated ovens to include a combination microwave /oven, pull out larder units and four ring Neff induction hob with stainless steel extractor above. The large bespoke polished concrete topped central island and breakfast bar provides further storage beneath with integrated power outlets and a seating area. Additional bespoke cabinets provide a bar area with optics and under-shelving ambient lighting.

Solid oak double doors and oak framed ceiling, full height windows provide views over the garden and woodland behind and flood the room with light.

Opening through to the family room;

### Family Room

19'2" x 12'9" (5.85 x 3.9)

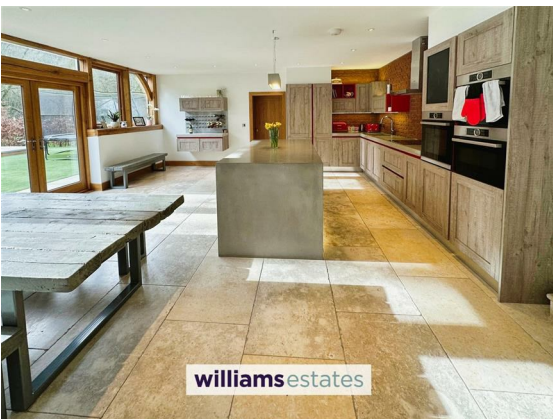
Leading from the kitchen area, having Jerusalem sandstone flooring with underfloor heating, and an oak-framed glazed window overlooking the rear garden.

### Utility Room

12'9" x 11'11" (3.9 x 3.65)

Spacious utility with worktops and base units beneath, plumbing for washing machine, inset single drainer sink with mixer tap, space for condensing dryer, clothes hanging rails with shelving above, double glazed window to the rear, oak double glazed stable door to the rear and wooden flooring.

Half flight of stairs with oak handrail leads to a rear landing;



### Principal Bedroom Suite

20'11" x 16'4" (6.4 x 5.0)

Luxurious principle suite with polished marble flooring with underfloor heating, double height vaulted ceiling with bespoke customisable lighting system, large Phoenix spa bath with mixer tap and detachable shower head, feature tiled wall and cabling for a flat-screen TV, oak framed feature window with double glazed panels and oak double doors leading to a Juliette balcony with views over the rear garden.

### En-Suite

Having polished tiled flooring and walls with inset recesses, walk in shower with glazed panel and overhead rain shower with detachable shower head, circular bowl sink set upon a vanity unit with mixer tap with storage space beneath and chrome heated towel rail.

Turned staircase with an under stair storage cupboard, leading to a second floor level with built in wardrobe with fitted shelving and hanging rails and spotlights, further half flight of stairs leads to-

### Dressing Room

9'6" x 6'10" (2.9 x 2.1)

### Galleried landing

Looking down onto the entrance hallway and viewings into the woodland to the front, a cupboard housing under floor heating manifolds for the first floor.

### Bedroom Two

14'9" x 13'1" (4.5 x 4.0 )

With underfloor heating, cabling for a wall mounted tv, built in double wardrobe, oak double glazed window to the front and stairs leading to the playroom above and en-suite.

### En-Suite

Quadrant shower cubicle, wash basin in vanity drawer unit, bespoke floor-to-ceiling tiling with underfloor heating, chrome heated towel rail and low level flush w.c.

### Office/ Games Room

14'9" x 9'2" (4.5 x 2.8)

With circular staircase leading up to a games room/ office, which has restricted head height in parts, built-in shelving

### Bedroom Three

Additional spacious double bedroom with high vaulted ceiling, low voltage down lighting, oak double glazed picture window to the front driveway, under-floor heating with door leading to:

### En Suite

With corner quadrant shower cubicle with basin in vanity unit, bespoke floor to ceiling tiling, low level w.c, and wall mounted heated towel rail.

### Bedroom Four

13'9" x 15'1" (4.2 x 4.6)

Built in double wardrobes, oak double glazed windows to the rear, underfloor heating with staircase leading to;

### Dressing Room/ Play Room

13'9" x 5'6" (4.2 x 1.7)

Currently being utilised as a store room, with plumbing in place for an en-suite to offer flexibility.

### Cinema Room/ Bedroom Five

12'10" x 16'4" (3.93 x 5.0)

An attractive, cosy room with velux double glazed roof window, low voltage down light, interface cabling for surround sound and power for projector

### Outside

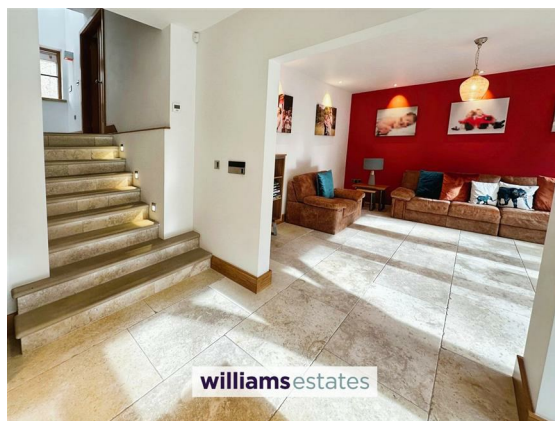
The property is approached via an attractive stone wall and copings with wide double fixed pillars leading to a block paved parking area which in turn leads to the integral garage with roller shutter door with power and light and controls for the solar paneled system.

A stone paved pathway leads to the side and rear garden which has a large paved patio area which is perfect for entertaining and dining al fresco with friends and family. The additional garden area is laid with artificial grass with the provision for hot tub. The vendor currently has a counterflow swimming pool in the area which is potentially available for purchase by separate negotiation and cost.


With external security and ambient lighting and garden tap.

### Directions

From the Agent's Mold Office proceed along Chester Street to the traffic lights and then onto Ruthin Road and on reaching the roundabout on the outskirts of the town take the second exit signposted for Ruthin. Follow the road up the hill and through Gwernymynydd village and on reaching the top take the left turning signposted for Maeshafn. Follow the road for approximately 1 mile and upon reaching the junction bear left and the property will be found on your right hand side.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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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.