



**8 Ffordd Newydd, Mold, Flintshire, CH7
1GX**

£430,000

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EPC - D67

Council Tax Band - G

Tenure - Freehold

Ffordd Newydd, Mold

4 Bedrooms - House

A well appointed four double bedroom detached house with conservatory and detached double garage. Standing within mature gardens towards the entrance of this noted residential development on the periphery of Mold. Affording well planned family sized accommodation which includes gas fired central heating and in brief provides a spacious reception hall with turned staircase to the first floor, cloakroom / WC, lounge with feature log burner, dining room, conservatory, modern kitchen / breakfast room with integrated appliances, utility room, first floor landing, master bedroom with large en-suite shower room, three further good sized bedrooms and family bathroom. INSPECTION RECOMMENDED.
Tenure - Freehold Council Tax Band - G EPC- D-67



Description

Well appointed four bedroom detached property briefly comprising of : Living room, dining room, kitchen, utility room, conservatory and w.c to the ground floor and four bedrooms one being en-suite and family bathroom to the first floor. The property sits on a larger than average plot, to the front there is a double garage off the driveway and an enclosed garden to the rear.

Accommodation

The property is approached via a paved pathway with steps leading to the front entrance. With wood grain effect door with matching side panel leading into:

Entrance Hallway

9'6" x 15'7" (2.92 x 4.77)

A welcoming hallway with radiator, turned staircase rising to the 1st floor with two under stair storage cupboards, timber doors off to:

Cloakroom

With localised tiling, low level w.c and pedestal sink, vinyl flooring and obscured casement window to the front elevation.

Dining Room

10'10" x 11'7" (3.32 x 3.55)

Currently being utilised as a dining room, but could be used as a fifth bedroom or study. With box bay window to the front elevation and radiator.

Living Room

12'4" x 21'1" (3.78 x 6.45)

Large living room with window to the front elevation, two panelled radiators, coved ceiling and feature log burning stove set upon a slate polished hearth, glazed french doors leading to the conservatory with two adjacent glazed panels.

Kitchen

15'6" x 11'3" (4.74 x 3.44)

A highly appointed modern kitchen which has been fitted to the highest standard to include high gloss wall, base and drawer units with complimentary quartz worktops over, display shelving with under counter lighting, larder cupboards with pull out shelving and recesses, inset stainless steel one and a half bowl sink with instant hot water tap. Large kitchen island, again with quartz worktops, under counter drawers and two integrated electric ovens as well as a 5 ring induction hob. Integrated appliances include two fridge freezers and a dishwasher. Tiled flooring, large uPVC window overlooking the rear garden and access into the conservatory and utility room.



Utility Room

7'4" x 5'8" (2.24 x 1.74)

With the continuing tiled flooring, plumbing and space for washing machine and tumble dryer, wall mounted Worcester boiler, and timber part glazed door leading to the side of the property.

Conservatory

7'4" x 5'8" (2.24 x 1.74)

With insulated roof with down lights, tiled heated flooring, power points, glazed doors easing to the living room and glazed units and double doors leading to the rear garden and patio area.

Landing

Spacious galleried landing with doors off to all rooms, radiator, large window to the rear of the property and large airing cupboard with hanging space.

Principle Bedroom

15'6" x 11'5" (4.73 x 3.48)

With ample room for bedroom furniture, radiator, casement window overlooking the rear garden, radiator and fitted wardrobes. Timber door leading to

En-Suite

8'4" x 5'8" (2.55 x 1.74)

With underfloor heating and fitted with a white three piece suite to include a w.c, large shower cubicle with mains fed shower and localised tiling, panelled radiator and porcelain tiled floor, obscured window to the side elevation.

Bedroom Two

12'5" x 10'11" (3.80 x 3.34)

Large double bedroom with window to the front elevation and radiator.

Bedroom Four

With sliding mirrored wardrobes with hanging space and shelving, window to the rear elevation and radiator.

Bedroom Three

11'3" x 9'6" (3.43 x 2.92)

With fitted wardrobes, radiator and window to the front elevation.

Family Bathroom

Fitted with a white suite to include panelled bath, low level w.c, pedestal sink, shaver sockets, vinyl timber effect flooring and obscured window to the front elevation.

Double Garage

With two up and over doors, power and light. Side timber door.

Outside

The property is situated on a larger than average plot to include a low maintenance garden to the front which has an artificial grass area, planted wide border and further slate chipping border, large tarmac driveway with ample parking for numerous vehicle, paved pathway and steps leading to the front of the property. Timber gate and fencing lead to the rear of the property.

To the rear is a wide patio area with ample room for entertaining, raised borders with planting, steps leading up to a large lawned area with mature trees and shrubs borders, bound by timber fencing and hedging.

Outside tap, security lighting.

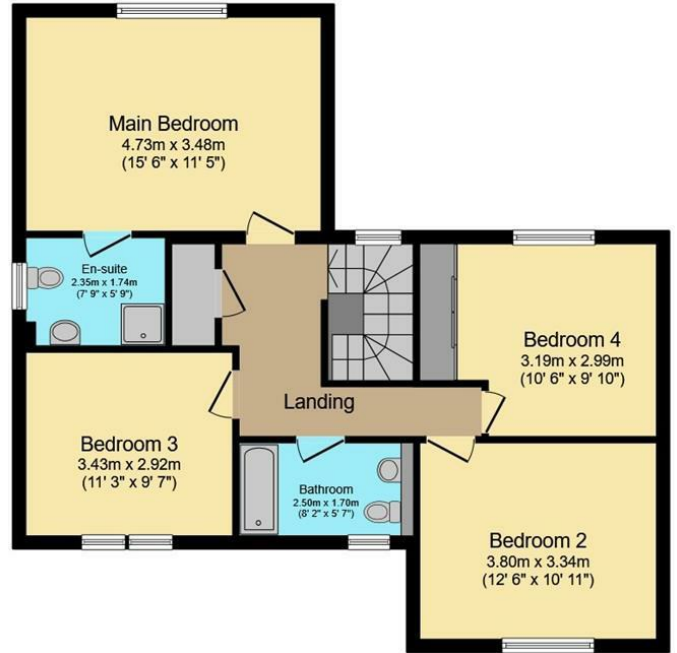
Directions

From our Mold office turn left and proceed through the traffic lights onto A5119 and continue for approximately 0.7 miles then turn left onto Ffordd Newydd where the property can be located on the right.





Ground Floor
Floor area 109.2 m² (1,176 sq.ft.)



First Floor
Floor area 71.0 m² (764 sq.ft.)

TOTAL: 180.3 m² (1,940 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.