



4 Maes Yr Haf, Mold, CH7 1TR

£365,000

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EPC - C70

Council Tax Band - G

Tenure - Freehold

Maes Yr Haf, Mold

3 Bedrooms - House

****NO ONWARD CHAIN***** A spacious three/ four bedroom detached house with double garage, located in a small established and very popular cul-de-sac, only a short distance from the town centre. The accommodation affords: entrance hall with cloakroom, living room dining hall, kitchen-breakfast room, study/bedroom four, utility room a first floor landing, three bedrooms and bathroom and good sized gardens to front and rear with parking for 2/3 vehicles and a double garage plus gardens.

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



Location

Situated on a noted residential development, within walking distance of the town centre of Mold, which offers a popular twice weekly market, several popular eating establishments, Theatr Clwyd, supermarkets, Primary and Secondary schools. The A494 is within a short drive enabling ease of access to the A55 Expressway.

Accommodation

UPVC double glazed entrance door with glazed panels to either side leading to an enclosed entrance lobby.

Entrance hallway

With panel radiator, deep coving and doors off to:

Cloakroom

Fitted with a coloured suite to include pedestal wash hand basin, w.c, radiator and obscured double glazed window, vinyl flooring and partially tiled walls.

Living Room

17'11" x 12'0" (5.47 x 3.68)

With two large double glazed windows to front and side elevations, electric fire with marble hearth and wooden surround, coved ceiling, two wall lights, TV aerial point and two radiators.

Dining Hallway

19'8" x 9'4" (6.0 x 2.85)

With double glazed window to the side elevation, turned staircase leading to the first floor with cupboard underneath, deep coved ceiling and two radiators.

Study/Bedroom Four

9'8" x 12'7" (2.97 x 3.84)

With double glazed window to the front elevation, radiator and wall light, power points and lighting.

Kitchen-Breakfast Room

18'11" x 10'1" (5.77 x 3.08)

Through kitchen/ breakfast room with ample room for a dining table with sliding double doors leading to the patio area which spans the width of the property. The kitchen itself has ample fitted base and wall units and glazed display cabinets and contrasting marble effect working surfaces, inset one and a half bowl stainless sink with drainer and mixer tap, integrated electric oven with inset four ring gas hob and extractor fan over, part tiled walls and vinyl tile effect flooring, integrated fridge and dishwasher and void for microwave, radiator. Double glazed window to the rear elevation



Utility Room

With the continuation of the vinyl flooring and double glazed window to the rear elevation, floor standing Worcester gas boiler, void and plumbing for washing machine and tumble dryer, storage cupboard, single bowl stainless steel sink and taps with base units underneath, tiled splash backs and double glazed timber door with obscured glazing leading to the rear garden.

First Floor Landing

With fitted airing cupboard and shelving, double glazed window to the front elevation, radiator and loft hatch.

Bedroom One

13'3" x 10'1" (4.06 x 3.08)

With Double glazed window to the rear, radiator and a range of fitted bedroom furniture to include wardrobes and chest of drawers and bedside tables.

Bedroom Two

11'0" x 12'3" (3.36 x 3.74)

With Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom Three

9'6" x 9'1" (2.91 x 2.78)

Double glazed window to the front elevation and radiator.

Bathroom

9'11" x 7'10" (3.03 x 2.39)

Having a four piece white bathroom suite to include panelled bath, double corner shower with electric shower and glazed screen, pedestal wash basin, low flush WC, tiled walls and vinyl flooring, towel radiator and double glazed window with frosted glass to the front elevation.

Garage

20'2" x 18'9" (6.17 x 5.73)

With partially glazed timber door providing access to the rear of the property and up and over metal door to the front, power and light.

Outside

The property is bounded by a low level stone wall with an established lawned area with a variety of mature shrubs and a wide driveway providing ample space for parking and access to the double garage. There are timber gates to both sides of the property which lead around to the rear. To the rear the property benefits from generous garden which is predominately laid to lawn and includes a paved patio area for al fresco dining.

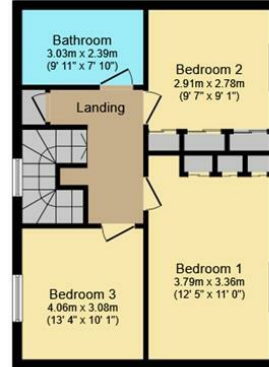
Directions

From our Mold office proceed turn right at the traffic lights and continue along the High Street and continue towards St. Mary's Church. Turn left onto Clayton Road and follow this road down the hill for approximately 1/4 mile and on passing the primary school, turn left onto Greenside. Take the second right into Maes yr Haf and the property will be found at the head of the cul-de-dac.





Ground Floor
Floor area 95.7 m² (1,030 sq.ft.)



First Floor
Floor area 47.6 m² (513 sq.ft.)

TOTAL: 143.3 m² (1,543 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.