



**6 Ffordd Argoed, Mold, Flintshire, CH7
1LY**

£425,000

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EPC - C73 Council Tax Band - F Tenure - Freehold

Ffordd Argoed, Mold

4 Bedrooms - House

****No onward chain **** This impressive Four Bedroom Detached House with Double Garage is situated on a larger than average corner plot within a favoured area of the historic town of Mold. In brief the spacious accommodation, which really must be viewed, comprises; Reception Hall, Shower Room, Kitchen/ Breakfast Room, Dining Room, Living Room, Four Bedrooms and second shower room. The property benefits from Gas Central Heating and Double Glazing. Outside are two driveways which can accommodate a caravan/motorhome etc, Garage and expansive lawned gardens to the front and rear.
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Location

Mold has many amenities to offer including both Welsh and English medium schools, shops, supermarkets, restaurants, sporting and leisure facilities, theatre and has excellent public transport links. The A55 is within easy reach making accessible the towns and centres of employment throughout North Wales and the North West region.

Accommodation

Composite entrance door opening into the Reception Hall.

Entrance Hallway

A spacious hallway with stairs raising to the first floor, radiator, two double glazed uPVC windows overlooking the front garden and spacious storage cupboard with solid oak double-fronted doors and coving to the ceiling.

Downstairs Shower Room

Double-glazed uPVC frosted window to the side, fitted with a three piece suite comprising of wall-mounted washbasin, low flush w.c, and separate shower cubicle, radiator and tiling to the walls and floor.

Living Room

Double-glazed patio doors offering lovely views over the mature garden. Radiator, two wall lights and two pendants, deep coved ceiling, tiled hearth with gas fire with option to revert to an open fire or wood burner installation.

A retractable sun canopy is fitted to the exterior of the house, above the south-facing patio doors.

Dining Room

Double-glazed uPVC window to the front elevation, radiator, power points and serving hatch to the kitchen.

Kitchen/ Breakfast Room

Double-glazed uPVC glazed window offering views over the garden and fitted with a range of wall and base units to include roll top work surfaces housing stainless steel sink unit with one and a half bowls and mixer tap. Double electric oven and grill with concealed extractor hood above. Four ring gas hob, fridge, integral dishwasher, splash back tiling, wall mounted condensing boiler (still with 6 years warranty remaining), radiator, and vinyl flooring and serving hatch into the dining room.



Utility Room

Double-glazed uPVC window to the side and rear elevation, washing machine, tumble dryer, and upright freezer(all included), base and wall units and Belfast sink with tap over.

First Floor Landing

Large double-glazed uPVC window overlooking the front elevation and garden.

Bedroom One

Large double-glazed uPVC window to the rear elevation, overlooking the garden, power points and lighting and radiator.

Bedroom Two

Double-glazed uPVC window overlooking no the rear elevation and garden, radiator, power points and lighting, fitted cupboards to each alcove with shelving and hanging space, one of which has the hot water cylinder in so serves as a large airing cupboard.

Bedroom Three

Double-glazed uPVC window overlooking the rear elevation and garden, radiator, power points and lighting.

Bedroom Four

Double-glazed uPVC window to the side and front elevation, radiator, power points and lighting.

Shower Room

Recently updated with power shower and shower cubicle.

Double Garage and Workshop

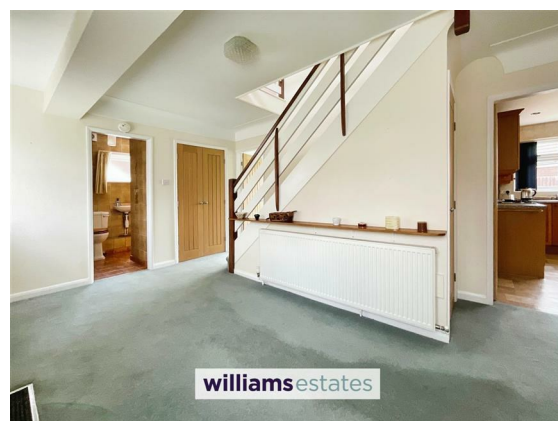
A large double garage with space for a third vehicle or conversion to a workshop. Access to both rear and side gardens through secure composite doors.

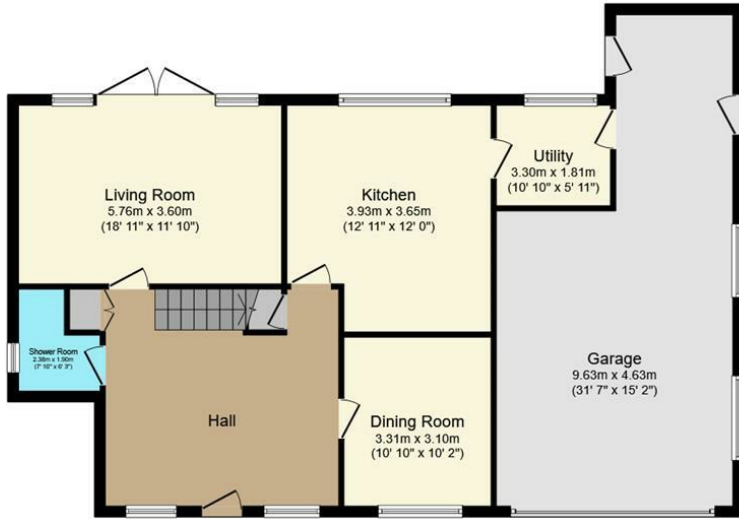
Outside

The property has two separate driveways with ample room for several vehicles, The second drive offers space to park a van, caravan or boat, with timber gates for privacy. The front garden is principally laid to lawn with flower beds and specimen tree planting set behind dwarf brick wall and large gravelled area. A timber gate leads to the south-facing rear garden which has a paved patio offering an ideal space for al fresco dining. The garden is a good size being mainly laid to lawn for ease of maintenance with mature shrubbery, trees and flower beds.

Directions

From our Mold office Head north-east on Chester St/A5119 towards Tyddyn Street then at the roundabout, take the 1st exit onto Lead Mills/A541 and proceed to the next roundabout and take the 4th exit onto King Street /A5119. Then turn right onto Bryn Awelon then turn left into FFordd Argoed.





Ground Floor

Floor area 110.1 m² (1,185 sq.ft.)



First Floor

Floor area 65.9 m² (709 sq.ft.)

TOTAL: 176.0 m² (1,894 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			84
(69-80) C		73	
(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.