



Ty Newydd Argoed View, New Brighton, Mold, Flintshire, CH7 6QJ

£345,000

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EPC - C71 Council Tax Band - E Tenure - Freehold

Argoed View, Mold

4 Bedrooms - Bungalow

A well-presented four bedroom detached dormer property, located in a popular village on the outskirts of Mold. The property briefly comprises of a living room, sun room, four bedrooms, family bathroom and an upstairs shower room. It benefits from having a double garage, gardens which are mainly laid to lawn, ample off road parking to both the front and rear for multiple vehicles, and from having fantastic road links to the A55 expressway. Tenure: Freehold. EPC: C 71. Council Tax Band: E.



Accommodation

Entrance is via a composite door, leading into the:

Hallway

Having lighting, power points, UPVC window to the side elevation, consumer unit, stairs leading to the First Floor, and doors off.

Bedroom

12'5" x 11'1" (3.8m x 3.4m)

Having lighting, power points, triple glazed UPVC windows to the front elevation, and a radiator.

Bedroom

10'5" x 11'1" (max) (3.2m x 3.4m (max))

Having triple glazed UPVC windows to the front elevation, lighting, radiator and power points.

Bathroom

9'10" x 6'6" (3.0m x 2.0m)

Having a bathtub with stainless steel shower head over and stainless steel taps, obscure double glazed uPVC window to the side elevation, partially tiled walls, walk-in shower enclosure with Aqualisa shower, radiator, lighting, extractor fan, vanity unit with mixer tap over, tiled floors, and a low flush W.C.

Kitchen

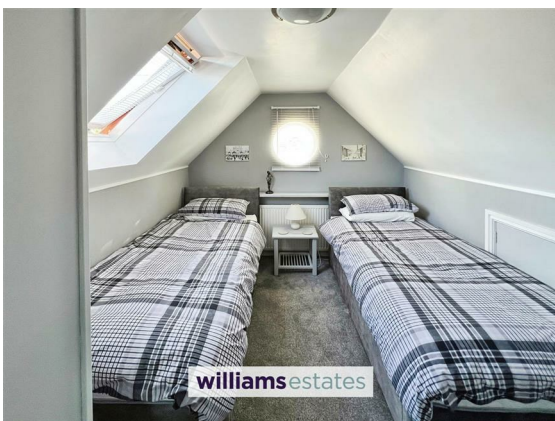
22'7" x 7'6" (6.9m x 2.3m)

Having void and plumbing for a washing machine, two separate voids for under the counter fridge/freezer, two radiators, triple glazed UPVC windows to the side elevation, lighting, four ring gas hob with stainless steel extractor hood over, power points, splash back, timber ceiling beam, void for a tumble dryer, integrated double oven, one and a half bowl sink with chrome tap over, and a UPVC door leading through to the:

Sun Room

15'8" x 9'2" (4.8 x 2.8)

UPVC double glazed windows to the rear and side elevation, also with UPVC double glazed double doors opening to the rear garden, power-points, down-lights, electric radiator, TV access point, two Velux roof windows, UPVC double doors leading off to the living room. This room also makes a fantastic Dining Room.



Living Room

12'5" x 14'1" (3.8 x 4.3)

Radiator, lighting, UPVC double glazed window to the side, power-points, electric fireplace.

First Floor Landing

Lighting, power-points, Velux window, storage cupboard, and doors off.

Bedroom

12'1" x 9'2" (3.7 x 2.8)

UPVC double glazed window to the rear elevation, radiator, built-in wardrobes, lighting and large amount of eaves storage

Shower Room

6'10" x 3'8" (2.1 x 1.13)

Shower enclosure with stainless steel shower head, extractor fan, radiator, low flush W/C, wash basin, tiled walls, Velux window, lighting.

Bedroom

11'5" x 8'10" (3.5 x 2.7)

Power-points, TV access point, circular window with views of countryside, Velux window and large amount of eaves storage

Outside

The property is approached via a Tarmacadam driveway which and is partially laid to lawn having mature shrubs and hedging to the borders.

To the rear, the property is laid with golden gravel for ease of maintenance and there is a double garage which has both power and electric. There is fencing also to this enclosed garden which has mature hedging and trees, and there is bricked paving to the side elevation. The rear is also mainly laid to lawn and is ideal for alfresco dining, with a bricked paved patio area.

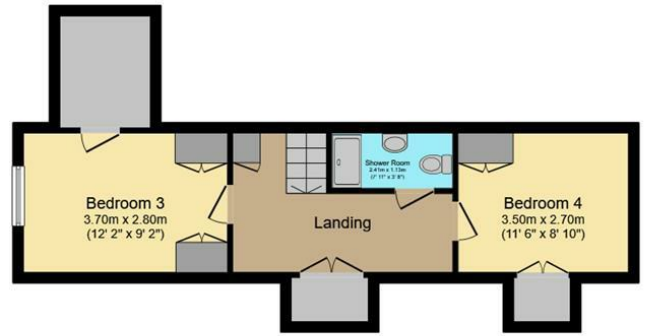
Directions

Start from Williams Estates, Chester Street, Mold: Head southwest on Chester Street toward New Street/B5444. Continue on Chester Street/B5444: Continue straight to stay on Chester Street. Follow the road as it becomes King Street. Turn right onto A5119: After passing through the town center, turn right onto A5119 (New Street). Continue on A5119: Follow A5119 for approximately 1.5 miles. Turn left onto Argoed View: As you approach the outskirts of Mold, turn left onto Argoed View. Arrive at Ty Newydd: Continue along Argoed View until you reach Ty Newydd on Main Road, with postcode CH7 6QJ.





Ground Floor
 Floor area 92.0 m² (990 sq.ft.)



First Floor
 Floor area 40.1 m² (432 sq.ft.)

TOTAL: 132.1 m² (1,422 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	71	
(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.