



**23 Llys Ambrose, Mold, Flintshire, CH7  
1GU**

**£485,000**

 4  4  3  B

**EPC - B81    Council Tax Band - F    Tenure - Freehold**



# Llys Ambrose, Mold

## 4 Bedrooms - House

This impressive, large family home is situated just a short walk from the centre of the bustling market town of Mold. This property boasts three reception rooms, four generous sized bedrooms, a stunning open plan kitchen/dining area, convenient indoor gym/recreation room, spacious garage, private enclosed rear garden and ample off road parking. Being beautifully designed and presented, viewing is highly recommended.

Tenure: Freehold. EPC Rating: TBC. Council Tax Band: F



### Accommodation

This impressive property is accessed via a composite door, leading into the:

### Entrance Hallway

Having lighting, turned staircase to the first floor landing, radiator, storage cupboard and doors off.

### Living Room

Having a wood burning stove with slate hearth, lighting, power, radiator and uPVC double glazed windows overlooking the rear elevation.

### Snug / Second Reception Room

Having a uPVC double glazed bay window overlooking the front elevation, lighting, power points and radiator.

### Downstairs W.C.

Having a hand wash basin, wall mounted radiator, low flush W.C., lighting, and an obscure uPVC double glazed window.

### Utility Room

Being off the kitchen, having a wall mounted boiler, extractor fan, void and plumbing for a washing machine and/or a dryer, radiator and a uPVC double glazed window overlooking the front elevation.

### Kitchen

Being open plan, leading into an extended dining room. Having shaker style wall, drawer and base units with complimentary worktops over, acrylic splash back, one and a half sink with stainless steel mixer tap over, double integrated Smeg oven and microwave, larder unit, integrated fridge, integrated freezer, integrated dishwasher and power points.

### Extended Dining Room

Having a vaulted roof, radiator, four Velux roof windows, and four panel bifold aluminium doors which lead out to the rear garden. There is also a uPVC double glazed window to the side elevation.

### Playroom / Indoor Gym

Having radiator, lighting, access to the loft, and a uPVC door which opens out to the rear garden.

### Large Garage

Having lighting, power and a vaulted ceiling.



### First Floor Landing

Having a galleried landing with a convenient IT area at the top of the stairs, timber balustrade, lighting, access to the loft hatch, two radiators, uPVC double glazed window overlooking the front elevation, cupboard which houses the hot water tank, and power points.

### Bedroom One

Having a uPVC double glazed bay window overlooking the front elevation, fitted wardrobes, T.V. access points, radiator and power points.

### En-Suite

Having lighting, radiator, obscure double glazed uPVC window to the front elevation, low flush W.C., wash basin, walk in shower enclosure and shower.

### Main Bathroom

Having stunning metro brick wall tiles, bath with shower over, low flush W.C and integrated sink with storage. There is also an obscure uPVC window to the rear elevation and a convenient storage cupboard.

### Bedroom Two

Having lighting, power points, uPVC double glazed window to the rear elevation, fitted wardrobe.

### En-Suite

Having a low flush W.C., hand wash basin, walk-in shower enclosure, extractor fan, decorative double glazed uPVC window to the rear elevation and a radiator.

### Bedroom Three

Having, radiator, uPVC window overlooking the front elevation, power and lighting.

### Study / Bedroom

Having a uPVC double glazed window overlooking the rear elevation, lighting, power points and radiator,

### Outside

To the front of the property there is a driveway with ample parking for multiple vehicles and a large garage with front access.

The rear garden is enclosed and private, with open views to the rear. Mostly laid to lawn, there is a decked area perfect for al fresco dining. There are multiple options for seating / dining.

### Directions

From the Williams Estates office on the High Street, Mold. Head Right on the high street then at the traffic lights, turn Right onto New Street and proceed for approximately 1 mile where you will see a modern housing estate on the left hand side. Turn left here onto Ffordd Newydd, then take the second right onto Llys Ambrose where the property can be found.

### Description

23 Llys Ambrose is situated in a picturesque part of Mold, just a stone's throw from Mold Town Centre.

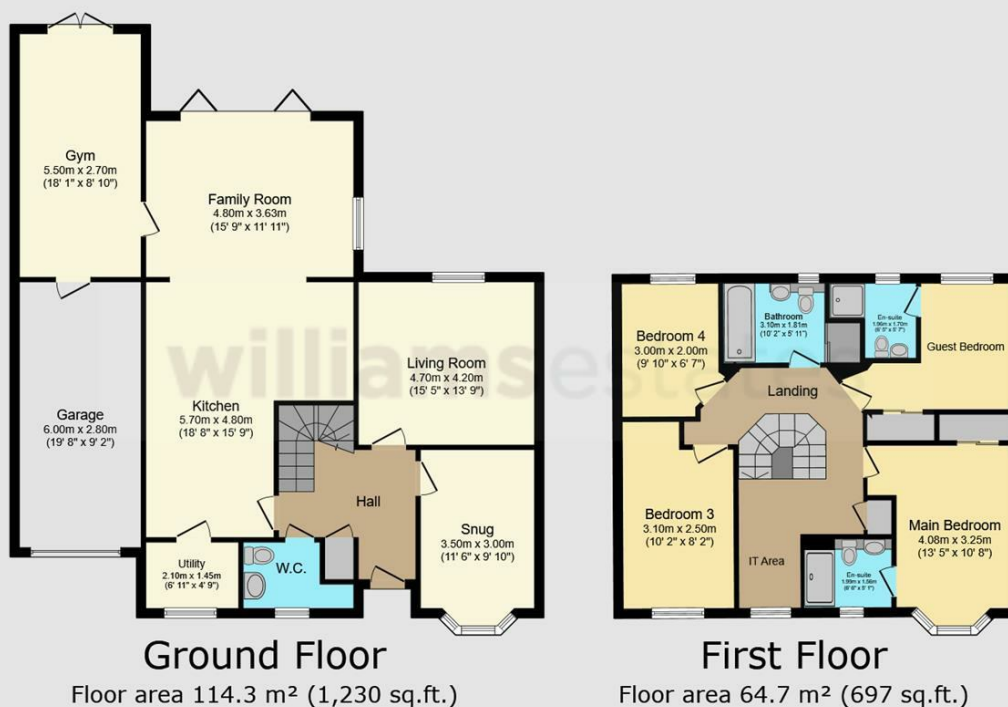
This property would make a lovely family home with it's easy access to local parks, schools and amenities.

Mold is a historic market town that provides everything from coffee shops and restaurants to parks and historic sites to explore, with easy access to the A55.

On the outskirts of Mold, you will find serene countryside including loggerheads country park and mountains such as Moel Famau.







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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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	87
(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>		
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.

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