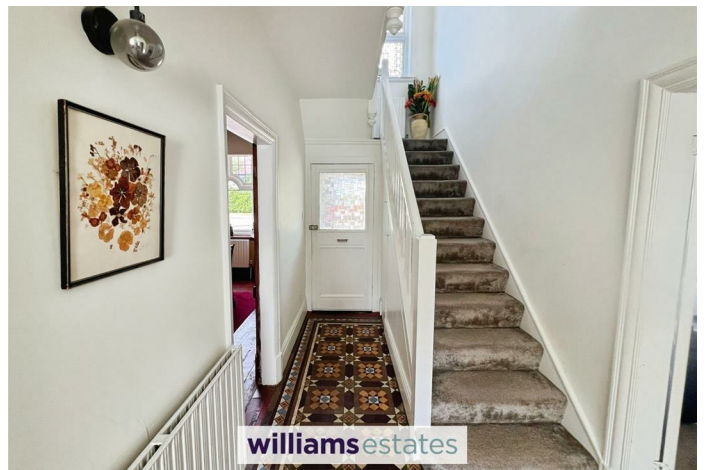


williams estates



52 Ruthin Road, Mold, Flintshire, CH7 1QH

£595,000

 6  4  3  D

EPC - D58

Council Tax Band - G

Tenure - Freehold

SUMMARY

Williams Estates are proud to introduce this substantial six-bedroom detached family home with an expansive south-facing garden (the size being just under half an acre). Having an en-suite, two family bathrooms, three spacious reception rooms, kitchen, downstairs W.C., adjoining conservatory/utility/store, double garage and ample parking to the front.

This is a rare opportunity to acquire a truly unique and spacious six-bedroom property which offers versatility and space. Situated on a generous south-facing plot of approximately half an acre, this elegant period residence is located in one of Mold's most sought-after residential areas—within walking distance of the town centre, excellent schools, and only a short drive to key commuter routes across North Wales and the North West. It is ideal for families seeking generous living space, outdoor freedom, and proximity to schools and amenities. Viewing is highly recommended to fully appreciate the lifestyle this unique property offers. Tenure: Freehold. Council Tax: G. EPC Rating: 58 D.



Accommodation

Sheltered by an open porch, there is a hardwood half opaque glazed front door which opens into the entrance hall:

Entrance Hall

Having original tiled and part carpet flooring, stairs leading to the first floor landing, doors off, wall lighting, radiator and understairs storage.

Reception Room

16'9" x 10'10" (5.11m x 3.30m)

Featuring a bay window to the front, an attractive period fireplace with tiled surround, wall lighting, carpet, and radiator.

Dining Room

14'6" x 10'11" (4.42m x 3.33m)

Bay window to the front, exposed wooden floorboards, serving hatch to the kitchen, wall lights, and radiator.

Kitchen

12'10" x 10'11" (3.91m x 3.33m)

A stylish, well-fitted kitchen with solid wood cabinetry, integrated appliances (fridge, freezer, oven, grill, gas hob), tiled flooring and splashbacks, and views over the rear garden.

Family Room

21'3" x 12'9" (6.48m x 3.91m)

A bright, spacious living area with glazed French doors opening to the patio and garden—perfect for entertaining. Fireplace with surround and electric fire, exposed wood floors, and TV point.

Cloakroom

Contains low flush WC and vanity basin with mixer tap, patterned cushioned flooring.

Conservatory

9'1" x 6'9" (2.79m x 2.08m)

Timber and brick construction with tiled floor, radiator, and external door to garden.

Utility Room

8'9" x 6'11" (2.69m x 2.13m)

Stainless steel sink, splashback tiling, plumbing for washing machine, storage cupboards, and external access.

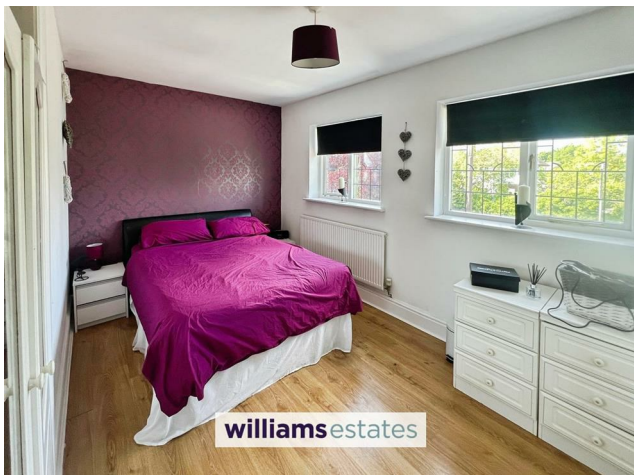
First Floor Accommodation

Master Bedroom

16'0" x 12'7" (4.90m x 3.86m)

Having beautiful double aspect windows, carpeted, radiator.





En-Suite

Having his-and-hers basins, low flush WC, bidet, corner shower, carpeted flooring.

Bedroom Two

14'11" x 10'9" (4.55 x 3.30)

Bay window to front, polished wood floors, radiator; potential for en-suite.

Bedroom Three

10'11" x 9'8" (3.33 x 2.97)

Rear-facing window, carpet, and radiator

Bedroom Four

14'4" x 9'8" (4.37 x 2.97)

Double glazed rear window, carpet, radiator

Bedroom Five

11'10" x 10'9" (3.63 x 3.30)

Front-facing window, built-in shelving, carpet, radiator

Bedroom Six

14'2" x 8'0" (4.34 x 2.44)

Decorative window to front, laminate flooring, radiator.



Bathroom One

White suite with panelled bath, shower, wash basin, WC, fully tiled walls and flooring.

Bathroom Two

Beige suite with corner bath and electric shower, WC, basin, extractor fan, tiled walls, laminate flooring.



Outside

The total grounds extend to just under half an acre.

There is a large block-paved driveway providing ample off-road parking and access to a double garage with front and rear up-and-over doors (power connected – potential to extend living space (STP)). The house is set back from the road and is screened by a boundary hedge



To the rear, there is a large garden which is fully enclosed and south-facing, featuring: an extensive patio area, two lawns separated by a natural stream with footbridge, mature hedges and trees offering privacy and wildlife habitat. The grounds offer space for play areas, outdoor dining, a summerhouse or a greenhouse.

Outbuilding/Store:

Connected to utility, with power and window overlooking garden—ideal for conversion into an office or additional living space (STP).



williamsestates



williamsestates



williamsestates



williamsestates



williamsestates



williamsestates



williamsestates



williamsestates



williamsestates

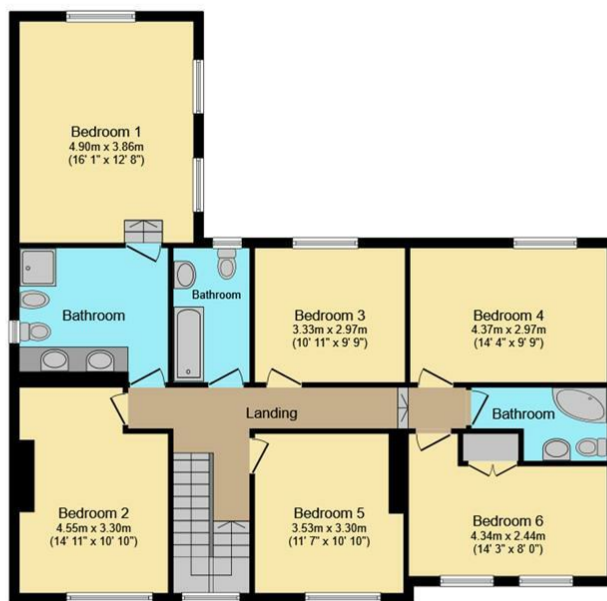


williamsestates



Ground Floor

Floor area 139.0 sq.m. (1,496 sq.ft.)



First Floor

Floor area 116.8 sq.m. (1,257 sq.ft.)

Total floor area: 255.8 sq.m. (2,753 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



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on
01352 372111
Mold@williamsestates.com

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.

