



MATERIALS:

Walls: Facing brickwork - Blue Engineering brick (Delux DFC) - 6 Rand brick - All colours to be confirmed
Roof: Stone-effect concrete tile
Downers: 6 Rand (or similarly approved) white render finish
Windows (UPVC) [Colour: Anthracite Grey]
Doors: (UPVC Composite) [Colour: Anthracite Grey]
Floors & Sargeboards: (UPVC) [Colour: Anthracite Grey]

Item	Unit	Quantity	Unit Price	Amount
1. 100mm thick concrete slab	m ²	100	100	10000
2. 150mm thick concrete slab	m ²	100	150	15000
3. 200mm thick concrete slab	m ²	100	200	20000
4. 250mm thick concrete slab	m ²	100	250	25000
5. 300mm thick concrete slab	m ²	100	300	30000
6. 350mm thick concrete slab	m ²	100	350	35000
7. 400mm thick concrete slab	m ²	100	400	40000
8. 450mm thick concrete slab	m ²	100	450	45000
9. 500mm thick concrete slab	m ²	100	500	50000
10. 550mm thick concrete slab	m ²	100	550	55000
11. 600mm thick concrete slab	m ²	100	600	60000
12. 650mm thick concrete slab	m ²	100	650	65000
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16. 850mm thick concrete slab	m ²	100	850	85000
17. 900mm thick concrete slab	m ²	100	900	90000
18. 950mm thick concrete slab	m ²	100	950	95000
19. 1000mm thick concrete slab	m ²	100	1000	100000
20. 1050mm thick concrete slab	m ²	100	1050	105000
21. 1100mm thick concrete slab	m ²	100	1100	110000
22. 1150mm thick concrete slab	m ²	100	1150	115000
23. 1200mm thick concrete slab	m ²	100	1200	120000
24. 1250mm thick concrete slab	m ²	100	1250	125000
25. 1300mm thick concrete slab	m ²	100	1300	130000
26. 1350mm thick concrete slab	m ²	100	1350	135000
27. 1400mm thick concrete slab	m ²	100	1400	140000
28. 1450mm thick concrete slab	m ²	100	1450	145000
29. 1500mm thick concrete slab	m ²	100	1500	150000
30. 1550mm thick concrete slab	m ²	100	1550	155000
31. 1600mm thick concrete slab	m ²	100	1600	160000
32. 1650mm thick concrete slab	m ²	100	1650	165000
33. 1700mm thick concrete slab	m ²	100	1700	170000
34. 1750mm thick concrete slab	m ²	100	1750	175000
35. 1800mm thick concrete slab	m ²	100	1800	180000
36. 1850mm thick concrete slab	m ²	100	1850	185000
37. 1900mm thick concrete slab	m ²	100	1900	190000
38. 1950mm thick concrete slab	m ²	100	1950	195000
39. 2000mm thick concrete slab	m ²	100	2000	200000
40. 2050mm thick concrete slab	m ²	100	2050	205000
41. 2100mm thick concrete slab	m ²	100	2100	210000
42. 2150mm thick concrete slab	m ²	100	2150	215000
43. 2200mm thick concrete slab	m ²	100	2200	220000
44. 2250mm thick concrete slab	m ²	100	2250	225000
45. 2300mm thick concrete slab	m ²	100	2300	230000
46. 2350mm thick concrete slab	m ²	100	2350	235000
47. 2400mm thick concrete slab	m ²	100	2400	240000
48. 2450mm thick concrete slab	m ²	100	2450	245000
49. 2500mm thick concrete slab	m ²	100	2500	250000
50. 2550mm thick concrete slab	m ²	100	2550	255000
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52. 2650mm thick concrete slab	m ²	100	2650	265000
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54. 2750mm thick concrete slab	m ²	100	2750	275000
55. 2800mm thick concrete slab	m ²	100	2800	280000
56. 2850mm thick concrete slab	m ²	100	2850	285000
57. 2900mm thick concrete slab	m ²	100	2900	290000
58. 2950mm thick concrete slab	m ²	100	2950	295000
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60. 3050mm thick concrete slab	m ²	100	3050	305000
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62. 3150mm thick concrete slab	m ²	100	3150	315000
63. 3200mm thick concrete slab	m ²	100	3200	320000
64. 3250mm thick concrete slab	m ²	100	3250	325000
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67. 3400mm thick concrete slab	m ²	100	3400	340000
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177. 8900mm thick concrete slab	m ²	100	8900	890000
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179. 9000mm thick concrete slab	m ²	100	9000	900000
180. 9050mm thick concrete slab	m ²	100	9050	905000
181. 9100mm thick concrete slab	m ²	100	9100	910000

£635,000



EPC - 0 Council Tax Band - Tenure - Freehold

Dol Uchaf, Mold 4 Bedrooms - House

Luxury Living in an Exclusive New Development

Discover an exceptional collection of ten luxury family homes, expertly designed for modern living. Each residence boasts expansive living spaces, including a stunning first-floor lounge with a double-height ceiling, a spacious open-plan kitchen, and dedicated study and snug areas.

Located just a mile from Mold and moments from Loggerheads Country Park, this development offers the perfect blend of convenience and countryside charm. Surrounded by top schools, fine dining, and scenic woodland walks, it's an idyllic setting for families.

Enjoy four generous reception rooms, four double bedrooms, three en-suites, and a stylish family bathroom. With a large rear garden, ample parking, and an integral garage, these homes provide the ultimate in comfort, luxury, and tranquility.

A dream home in an unbeatable location—where every detail is designed for an exceptional lifestyle!

The Development

Dol Uchaf which translates to upper meadow is a new development made up of only ten large bespoke family homes which are under construction in an attractive position between Mold and the beautiful Loggerheads Country Park. The location at Gwernymynydd is less than one mile from Mold and is one and a half miles from the Area of Outstanding Natural Beauty which makes up Loggerheads and the wider Moel Famau area of the Clwydian Mountain Range.

Stenhouse Developments are Alun and Gareth Davies, local and very highly regarded construction professionals that Williams Estates have had a working relationship with for over twenty years. The brothers specialise in every aspect of house building and have an enviable portfolio of past construction projects.

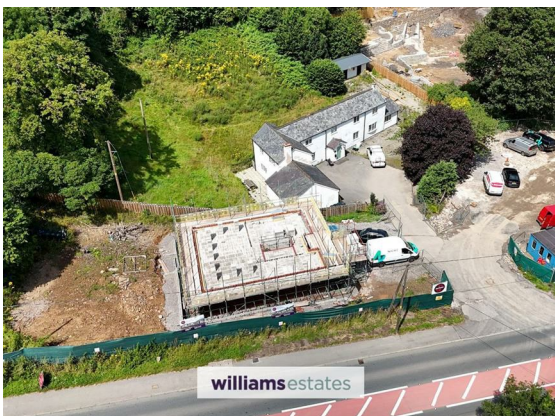
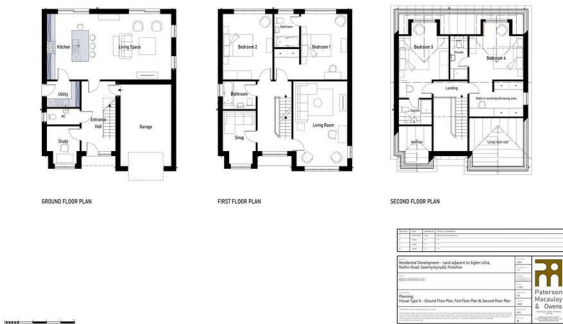
The brothers take great pride and deliver precision craftsmanship in their developments and they produce wonderful family homes which enhance the local area and will remain a legacy of quality house building for generations to come.

The Dol Uchaf location was chosen for its wonderful slightly elevated position which enjoys views down towards Mold and then across to Cheshire in the distance. It sits adjacent to the 40mph Mold to Ruthin road which provides easy access through Loggerheads and The Clwyd Gate to the Vale of Clwyd to the West. Traveling East down the hill will bring you straight into the centre of Mold or will join the Mold Bypass which in turn gives convenient access onto the A55 North Wales Expressway and then links up to Chester, Wrexham, Liverpool, Manchester and beyond.

Within the close vicinity of Gwernymynydd and Mold there are too many attractive amenities to list, from countryside walks, forests, mountains, wooded valleys and streams to everyday shopping, education, arts, theatres, restaurants, quaint village inns and everything the modern world would wish for.

When designing the houses to be built at Dol Uchaf the brothers worked closely with a trusted and creative architect firm to produce house designs which made the most of the beautiful location and views. The brief with the house designs was to create lots of living space, allow natural light to bring life and character to the houses, to allow for privacy, parking and to incorporate all of the energy efficient technology that the modern luxury home owner would wish for.

The houses incorporate energy efficient air sourced underfloor heating, highly insulated building materials, energy efficient double glazing all with the intention of making the homes as warm and comfortable and efficient to run as possible. Some house types have first floor glass fronted living rooms to enjoy the views. There are open plan kitchens which incorporate family living spaces, snugs and studies, dressing rooms and numerous en-suites. All will be finished with high quality appliances and modern fixtures with attention to detail and luxury.



Plot One

Plot One is the first house on the left at the entrance to Dol Uchaf and it stands alone from the other houses, having its own large private driveway and large rear garden. The house has been designed over three floors and it has a first floor living room to take maximum advantage of the elevated views over Mold.

To the ground floor is a wide entrance hall with a cloakroom. Overlooking the front garden is a study. Across the rear of the ground floor is a large kitchen with central island and breakfast bar, then an open plan living space and two sets of wide glazed sliding double doors which open onto the rear garden patio area. Off the kitchen is a utility room. There is also a large single integral garage.

Moving up to the first floor you are greeted by a large, wide and brightly lit landing which has a feature window to the front, again looking over Mold towards the distance. Off this large landing is a first floor living room with feature window and views. There is a snug which also has the open views at the front. To the rear of the first floor is the principal bedroom with large window overlooking the rear garden, a dressing area and space for fitted wardrobes, and a bathroom en-suite.

At the rear of the first floor, adjacent to the principal bedroom suite is a large bedroom two, which is generous in size and again has a large window which will enjoy the late afternoon sun. Finishing off the first floor accommodation is the main family bathroom.

Moving up to the second floor there is yet another large wide galleried landing which looks down to the landing below. Bedroom three is a large double bedroom with dressing table area and a shower room en-suite. It has a walk in pitched roof window which faces the rear. Bedroom four is larger than bedroom three, has its own walk in wardrobe/dressing area and another shower en-suite.

Summary of plot one

Individual plot with its own private access and large driveway
Large rear garden
Living space to ground floor and living room to first floor
Open views at the front
Ground floor study
Large open plan kitchen
Utility room and cloakroom
First floor has two large double bedrooms, one with en-suite bathroom
First floor snug / fifth bedroom
First floor family bathroom
Second floor has two double bedrooms both with en-suite
Air source underfloor heating
Luxury fittings and high quality finish throughout

Accommodation

Entrance Hallway

Study

W.C.

Kitchen with Open Plan Living Space

Utility

First Floor Landing

Living Room

Snug

Bedroom One

Bedroom One En-Suite

Bedroom Two

Bathroom

Second Floor Landing

Bedroom Three

Bedroom Three En-Suite

Bedroom Four

Bedroom Four Walk in Wardrobe

Bedroom Four En-Suite

Integral Garage

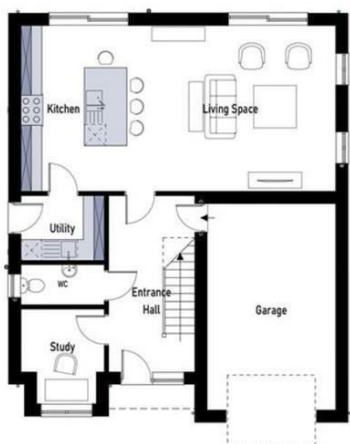
Outside

The property is situated on the prestigious development, known as Dol Uchaf. The front of the property is approached via a paved driveway which offers ample space for off-road parking, for multiple vehicles. There is also a low maintenance lawned area. To the rear, the garden is low maintenance, being mainly laid lawn. Ideal for alfresco dining, or for simply relaxing in the day or evening, it benefits from a sunny aspect.

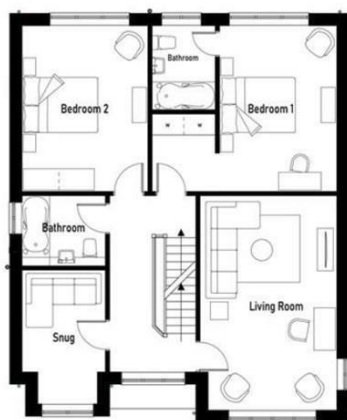
Directions

From the Williams Estates Mold office, head south-west on Chester St/A5119 towards High St/B5444. At Gwernymynydd Roundabout, take the 2nd exit onto A494. From here continue for just under one mile and take a right turn and the development can be found on the right hand side.

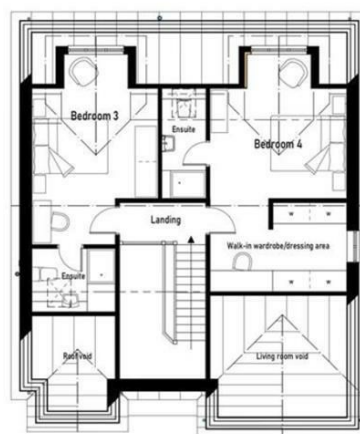




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ADDRESS	DATE	VERSION NO.	APPROVAL/COMMENTS
1	01/01/2020	001	Residential Development
2	01/01/2020	002	Residential Development
3	01/01/2020	003	Residential Development
4	01/01/2020	004	Residential Development
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98	01/01/2020	098	Residential Development
99	01/01/2020	099	Residential Development
100	01/01/2020	100	Residential Development

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

williamsestates

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.