



MATERIALS:

Walls: Facing finished - Blue Engineering brick (before DPC) - 6 Rand finish - All colours to be confirmed
Roof: Slate effect concrete tiles
Downpipes: 6 Rand (or similarly approved) white render finish
Windows: UPVC (Colour Anthracite Grey)
Doors: UPVC/Composite (Colour Anthracite Grey)
Fence & Boundarywalls: UPVC (Colour Anthracite Grey)
Rear garden: Grass - UPVC (Colour Anthracite Grey)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100										
Residential Development at Eggleston, Rutledge Road, Mableton Planning House Type A - Elevations																																																																																																				 Paterson Macaulay & Owens Planning, Inc. www									

£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 - 'The Denbigh' - 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.

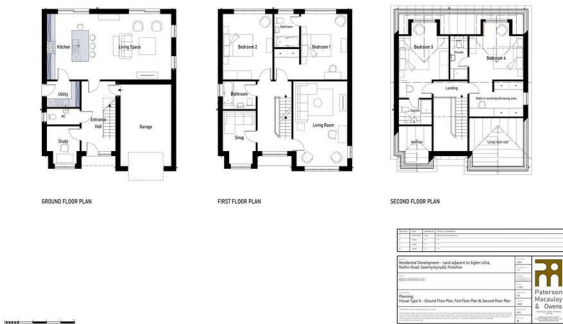
The brothers take great pride and deliver precision craftsmanship in their developments and they produce wonderful family homes which enhance the local area and will remain a legacy of quality house building for generations to come.

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

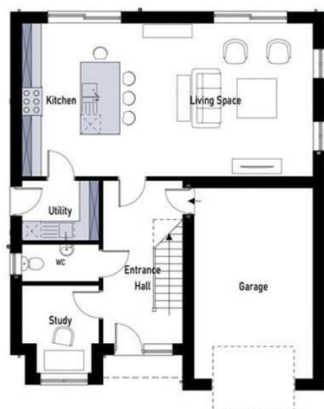
Outside

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.

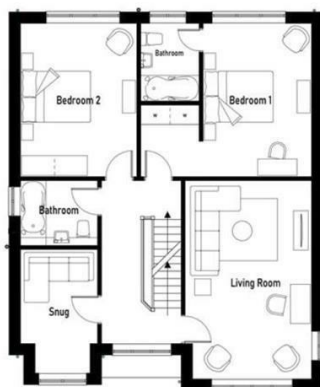
Directions

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.

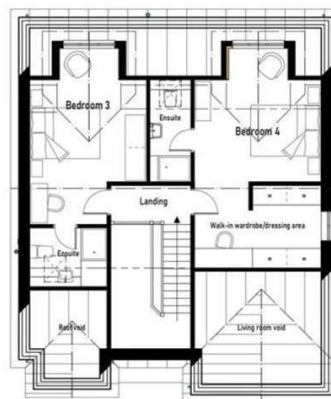




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Area	Area	Area	Area
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

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	



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.

williamsestates

Call us on
01352 372111
Mold@williamsestates.com