



**Bod Alun Ffordd Rhiw Ial, Llanarmon-
Yn-Ial, Mold, CH7 4QE**

£575,000

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EPC - D68

Council Tax Band - D Tenure - Freehold

SUMMARY

Situated in the village of Llanarmon-Yn-Ial, this impressively modern detached bungalow offers a perfect blend of comfort and contemporary living. With its spacious layout, the property features a an open plan family living area, dining room, and kitchen. This modern property benefits from a mechanical ventilation heat recovery system throughout the house and has had ethernet cabling installed in every room, perfect for a busy family.

This delightful bungalow boasts three generous double bedrooms, providing ample space for family or guests. One of the bedrooms includes a convenient en-suite, while a modern family bathroom caters to the needs of the household. Additionally, a utility room offers practical storage solutions, ensuring that the home remains tidy and organised.

The exterior of the property is equally impressive, featuring ample driveway parking and a double garage, complete with loft space above, perfect for additional storage or potential conversion.

Situated close to local amenities, including a friendly pub, a lovely shop, and a primary school, this home is perfectly positioned for both convenience and leisure. The surrounding countryside offers picturesque walks, making it an ideal location for those who appreciate nature and outdoor activities.

This bungalow is a rare find in a sought-after area, combining modern living with the charm of village life. It is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant community.



Open Plan Kitchen/Dining Area

26' 10" x 15' 9" (8.17m x 4.80m)

This spacious kitchen/dining room combines practicality with style, featuring sleek white cabinetry with black granite worktops over, black porcelain tiled flooring, integrated double AEG oven, integrated dishwasher, matt effect sink with extendable mixer tap over, under cupboard downlights, a central island with integrated drawer and base units with a built in AEG induction hob with AEG extractor hood above. The dining area is framed by corner windows, providing a charming view of the garden while dining. The living/ dining area benefits from wood effect laminate flooring with underfloor heating, an integrated electric fire, sliding glass doors open out onto the rear garden providing a perfect set up for alfresco dining and entertaining. The living / dining area also benefits from electric blinds with LED lights hidden in the recess. This open plan family space is perfect for everyday living and entertaining.

Living Room

26' 10" x 15' 9" (8.17m x 4.80m)

The living room exudes a cosy and inviting atmosphere with light wood flooring continuing from the dining area, as well as large sliding doors that open out to the garden deck, creating a bright and airy space ideal for relaxation and entertaining.

Utility Room

This practical utility room is finished with sleek black porcelain tiled flooring and fitted with white cabinets topped with black composite work surfaces. It includes a void and plumbing for a washing machine and a stainless steel sink with mixer tap over, integrated larder cupboards and a frosted door leading outside to the rear garden.

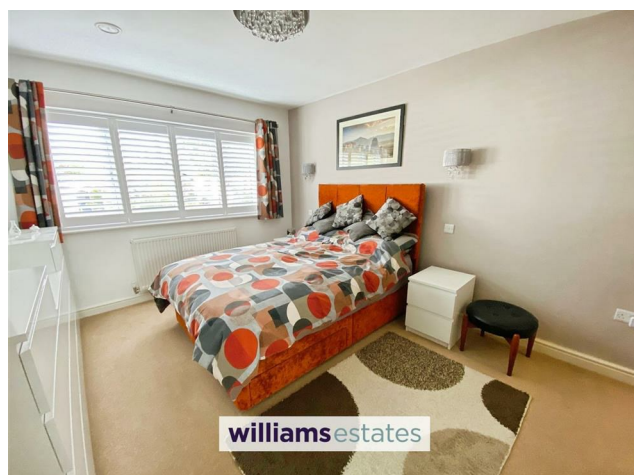
Principal Bedroom

14' 9" x 10' 8" (4.50m x 3.26m)

The principal bedroom is a generous sized double bedroom, featuring a large window fitted with shutters that allow natural light to filter in while providing privacy, in built wardrobe and a door leading to the en-suite.

En-Suite

The en-suite is a contemporary and practical space that includes a shower enclosure with rainfall shower head, a modern vanity basin, and a low flush W.C., heated towel rail, mirrored vanity unit with lights and an obscure window overlooking the front elevation. The room is fully tiled in grey porcelain tiles and having electric underfloor heating.





Bedroom Two

10' 10" x 10' 3" (3.30m x 3.13m)

This generous double bedroom has a window fitted with shutters, flooding the room with natural light while maintaining privacy. Having a built in wardrobe, the room is currently used as a home office.

Bedroom Three

10' 10" x 10' 2" (3.30m x 3.11m)

A well-proportioned double bedroom with a large window with shutters that allow in plenty of light.

Bathroom

7' 10" x 6' 5" (2.40m x 1.95m)

The family bathroom is a modern space featuring a stylish corner bath with a shower screen, a vanity basin set within a white cabinet, a wall mounted mirrored cabinet with lighting, heated towel rail, large wall mounted storage cupboard and a low flush W.C. The walls and floor are adorned with grey porcelain tiles and the bathroom benefits from electric underfloor heating.

Garage

21'3" x 18'10" (6.5 x 5.75)

The detached double garage was built with cavity wall insulation and has two floors. offers covered parking with an electric roller door and an adjacent open carport measuring 6.2mx3.0m, providing convenient and secure parking for vehicles as well as having water and electric to the garage, there are lights to the front that turn on at dawn and dusk for safety. For additional safety, there are CCTV cameras at the back of the property facing the garage as well as to the front and side of the property. The driveway extends from the front gate to the garage, allowing ample space for additional parking and access.

Rear Garden

The beautifully landscaped rear garden features a spacious decked seating area sheltered by a contemporary pergola, creating an ideal spot for outdoor entertaining or relaxing. The garden is thoughtfully designed with raised beds filled with a variety of plants, shrubs and fruit trees as well as a gravel pathway lined with a wooden pergola structure running along the length. The garden is enclosed by well-maintained fences and mature hedging, providing privacy and a tranquil setting.



Front Exterior

The front exterior of the property is neat and welcoming, featuring a large driveway enclosed by a wooden gate. The white-rendered bungalow has a pitched roof and black-framed windows, presenting a charming and well-maintained first impression with mature planting at the border providing colour and privacy.

Directions

From our Mold office, Continue left on Chester street, continue onto Ruthin road, at the Gwernymynydd roundabout, take the second exit towards Gwernymynydd, continue through Gwernymynydd, past Loggerheads and Llanferres, turn left onto the B5430, towards Llanarmon-Yn-Ial and continue on, turn right into Llanarmon Village, continue to the Raven Inn, take a right past the Raven and the property will be located on your left.









Floor Plan

Floor area 118.3 sq.m. (1,273 sq.ft.)

Total floor area: 118.3 sq.m. (1,273 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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