



**Hafod Y Nant, Garmon Court, Mill Lane,
Llanarmon-Yn-Ial, Mold, Denbighshire,**

£595,000

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EPC - D57 Council Tax Band - G Tenure - Freehold

Garmon Court, Mill Lane, Mold

4 Bedrooms - House

Nestled in the picturesque and much sought-after village of Llanarmon-yn-Ial, this superbly presented four/five bedroom detached house commands fantastic views over farmland and hills to the rear. Located on a quiet private cul-de-sac within a short walk of the community pub and shop the property has attractive gardens with patios to front and rear to best capture the sun all day long. The internal highlight is a recently extended, stunning and stylish kitchen/diner/lounge with countryside views.



Hall

The welcoming and surprisingly large hallway features a tiled floor.

Living Room

18'8" x 10'9" (5.7m x 3.3m)

The warm and inviting living room has views over the front garden, captures the afternoon sun and has a natural stone feature fireplace.

Kitchen/Dining Room/Lounge

30'2" x 13'1" (9.20m x 4.00m)

This spacious open-plan space is a recent extension which provides delightful views of garden, fields and hills. It features cream kitchen cabinetry, modern NEFF appliances and lots of work surfaces, a spacious dining area and adjoining lounge area, all with views. The room benefits from sun in the morning.



Utility

8' 10" x 7' 3" (2.70m x 2.20m)

This practical space has a sink, washing machine and more storage with door access to garage and exterior.

Study/Library or Bedroom 5

11'1" x 10'9" (3.40m x 3.30m)

Currently used as an office, tv room and library this could make a fifth bedroom.

Downstairs Washroom and Cloakroom

This good size washroom has character feature wallpaper, with toilet, basin and storage. The adjacent cloak room is also of decent size.

Landing/Loft

A bright and airy space with wrap around banister providing access to all bedrooms and main bathroom. The landing also provides loft-ladder access to a large, well-insulated and boarded loft with lots of storage.



Bedroom 1

19'0" x 11'5" (5.80m x 3.50m)

This large master bedroom is designed to provide countryside views from the bed through a large picture window. It also benefits from built-in wardrobes drawers and dressing area, also with views, and access to the en-suite bathroom.

Bedroom 2

12'5" x 10'2" (3.80m x 3.10m)

A comfortable double decorated with views over the front and access to the en-suite bathroom.

Bedroom 3

9'6" x 8'10" (2.90m x 2.70m)

A smaller double but still suitable for guests or children. It benefits from built-in wardrobes and countryside views.

Bedroom 4

11'1" x 9'2" (3.40m x 2.80m)

Larger than bedroom 3 but with no built-in wardrobe, it is currently used as a fitness studio.

Jack & Jill En-Suite

12'5" x 5'2" (3.80m x 1.60m)

This serves Bedrooms 1 and 2, featuring a shower cubicle with glass screen, white toilet and wash basin and storage.

Bathroom

11'5" x 8'2" (3.50m x 2.50m)

This family size bathroom features white bath suite, toilet and wash basin with separate shower cubicle, tiles are white Victorian style and again an eye-catching botanical feature wallpaper adds character to the space.

Front Exterior

The attractive front garden is well-kept and designed to be low maintenance. The walls are natural limestone which is the predominant stone locally. A built-in patio with planters is designed to take full advantage of the evening sun. The drive has parking for three cars with two more spaces available opposite on the private lane.

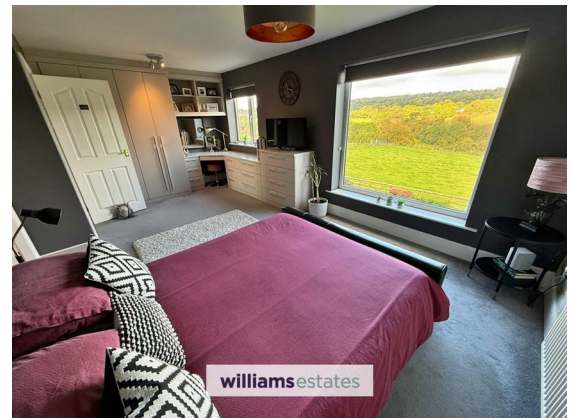
Rear Garden

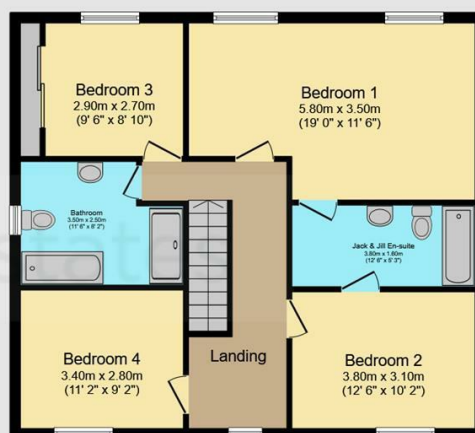
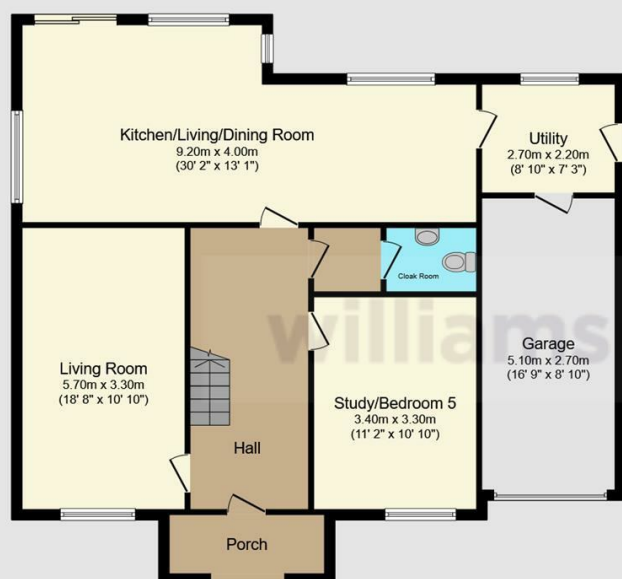
The rear garden is again beautifully maintained with mature bushes and lush borders but is still easy to maintain. A large recently built patio provides superb views and has ample room for garden furniture.

Garage

16' 9" x 8' 10" (5.10m x 2.70m)

Integral with the property and with internal access via the utility room the space is sufficient for a vehicle but is currently used for storage.





Total floor area: 187.4 sq.m. (2,018 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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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	57	60
(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.

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