



**19 Crud Y Gwynt, Mynydd Isa, Mold,  
Flintshire, CH7 6TB**

**£395,000**

 4  3  1  C

**EPC - C76**

**Council Tax Band - F    Tenure - Freehold**



# SUMMARY

Nestled in the tranquil cul-de-sac of Crud Y Gwynt, this four-bedroom house offers a perfect blend of comfort and elegance. Set on a generous corner plot, the property boasts an expansive driveway that accommodates multiple vehicles, alongside a double garage, ensuring ample parking for residents.

The property is surrounded by an impressive garden that offers stunning views over the picturesque countryside, creating a serene outdoor space for leisure and enjoyment. Notably, the home is not overlooked, as a horse paddock lies to the rear, adding to the sense of privacy and tranquillity.

Located close to the local amenities of Mynydd Isa, Buckley and Mold, this residence is conveniently situated near schools and shops, making it an ideal choice for families. This delightful home combines spacious living with a peaceful setting, making it a must-see for those seeking a harmonious lifestyle in a beautiful part of Wales.

Tenure: Freehold, EPC Rating: C-76 , Council Tax Band: F





## Accommodation

This impressive family home is accessed via a composite door with decorative glass leading into the entrance hallway.

## Hallway

A wide and open hall with doors off and stairs leading up to the first floor landing, radiator, under stairs storage, additional storage with power and lighting and wood effect flooring.

## Dining Room/Snug

12'5" x 9'10" (3.80 x 3.00)

Which has Upvc double glazed window to the front elevation, radiator, wood effect flooring, power points and lighting.

## Kitchen

15'8" x 9'10" (4.80 x 3.00)

A modern and stylish kitchen with tiled flooring, having uPVC double glazed windows to the front and side elevations, with wall, drawer and base units with worktops over, tiled splash back, stainless steel sink with mixer tap over and water filter attachment, integrated fridge freezer and dishwasher, integrated oven with four ring gas hob and extractor hood over, down lighting, under cupboard lighting, full length radiator and space for dining table.

## Utility

6'2" x 5'6" (1.90 x 1.70)

A useful room having a uPVC double glazed door to side elevation/driveway, worktops with void and plumbing under for washing machine and dishwasher, Worcester boiler, built in storage units, tiled flooring, power points and lighting.

## W.C

Having tiled flooring and walls, vanity unit with built in low flush W.C, hand wash basin with mixer taps, storage cupboard, obscure UPVC double glazed window to rear and a wall mounted heated chrome towel rail.

## Living Room

19'8" x 13'9" (6.00 x 4.20)

A large and spacious living room with two radiators, television aerial, power points, uPVC double glazed window to the rear elevation and double glazed uPVC sliding doors opening up onto to the patio area of the rear garden.

## First Floor Landing

With a turned staircase leading up to the wide landing with a uPVC double glazed window to the front elevation, radiator, power points and loft access hatch.





### Bedroom One

13'9" x 9'10" (4.20 x 3.00)

A large double bedroom with built in full length wardrobes, a uPVC double glazed window with beautiful views looking over the back garden and the countryside beyond, radiator, power points, lighting and door leading into the en-suite.

### En Suite

7'2" x 3'11" (2.20 x 1.20)

Having tiled flooring and partially tiled walls, inbuilt vanity unit including a low flush W.C, pedestal hand wash basin with mixer taps, wall mounted light up mirror, chrome heated towel rail, shower enclosure with sliding glass door with a wall mounted shower over.

### Family Bathroom

9'6" x 7'10" (2.90 x 2.40)

A generous sized family bathroom with linoleum flooring, obscure uPVC double glazed window to rear elevation, tiled walls, shower enclosure with sliding glass door and wall mounted shower over, pedestal hand wash basin with mixer taps over, wall mounted light up mirror, bathtub with mixer taps and hand held shower attachment, low flush W.C and a chrome heated towel rail.



### Bedroom Two

10'5" x 9'10" (3.20 x 3.00)

A generous sized double bedroom with wood effect flooring, uPVC double glazed window to the front elevation, radiator, power points and lighting.



### Bedroom Three

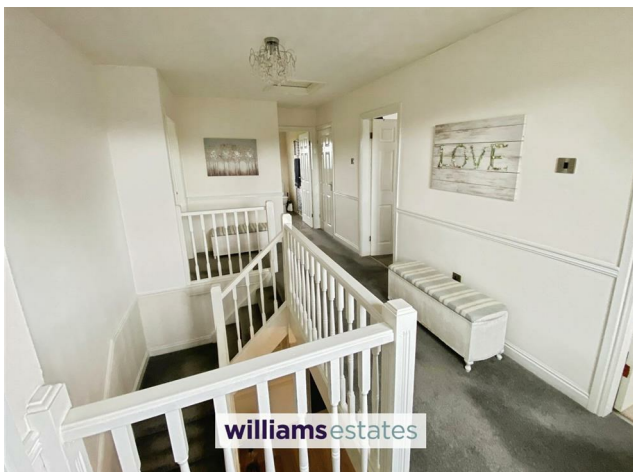
9'10" x 9'2" (3.00 x 2.80)

A double bedroom with a double glazed uPVC window to the rear elevation overlooking the mountains beyond, radiator, power points and lighting.

### Bedroom Four

9'10" x 8'10" (3.00 x 2.70)

A double bedroom with a uPVC double glazed window to the front elevation, radiator, power points and lighting.





## Outside

The front of the property benefits from a large brick paved driveway, with ample room for parking multiple cars, bordered by mature hedging on both sides making it extremely private.

To the rear of the property is a large and enclosed private garden, being mainly laid to lawn with a patio area with pergola over, perfect for alfresco dining, bordered by mature plants and shrubs as well as timber fencing and higher mature trees/hedges giving extra privacy. Neighbouring the garden is a horse field and meadows, making for a peaceful countryside setting. This garden is perfect for large families as it is spacious and secure.



## Garage

This property benefits from a detached double garage with two up and over garage doors and one side access personnel door as well as storage in the rafters, power and lighting.













Total floor area: 139.4 sq.m. (1,500 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 |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>76</b>               | <b>79</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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