



MATERIALS	
Walls: Facing Brickwork, 1st & 2nd Floor (Brickwork) (GPR)	
Walls: Side Wall (Brickwork) (GPR)	
Roof: Slate (Asph/Flt) (GPR)	
Windows: UPVC (Colour Anthracite Grey)	
Doors: UPVC (Colour Anthracite Grey)	
Garage: UPVC (Colour Anthracite Grey)	
Groundwork: UPVC (Colour Anthracite Grey)	

SPECIFICATION	
Foundation: Deep Foundations in Super-Grade, Asph/Flt, Rock, Ash	
Roof: Slate (Asph/Flt) (GPR)	
Windows: UPVC (Colour Anthracite Grey)	
Doors: UPVC (Colour Anthracite Grey)	
Garage: UPVC (Colour Anthracite Grey)	
Groundwork: UPVC (Colour Anthracite Grey)	

Plot 10 Dol Uchaf, Gwernymynydd, Mold, Flintshire, CH7 5LG

£650,000



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. 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.

This striking four-bedroom home - 'The Caernarfon' offers the perfect blend of elegance and practicality. With generous living and dining areas that open to the garden, a separate drawing room or study, and a highly functional layout, it is designed for modern family living. Upstairs, four spacious bedrooms each benefit from their own en-suite, with the master suite also featuring a walk-in wardrobe for the ultimate touch of luxury.

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

Accommodation

Entrance Hallway

Drawing Room / Study

12'3" x 10'8" (3.74m x 3.27m)

Kitchen / Diner / Living

34'9" x 13'4" (10.6m x 4.08m)

Utility

9'1" x 6'6" (2.77m x 2.00m)

W.C.

6'6" x 2'11" (2.0m x 0.9m)

Garage

17'8" x 13'11" (5.41m x 4.26m)

First Floor

En-Suite

6'6" x 6'2" (2.0m x 1.9m)

Walk-in Wardrobe

7'8" x 6'2" (2.35m x 1.9m)

Bedroom 2

12'4" x 10'4" (3.77m x 3.15m)

En-Suite

6'2" x 7'8" (1.9m x 2.35m)

Bedroom 3

11'5" x 12'4" (3.5m x 3.77m)

En-Suite

5'10" x 9'2" (1.8m x 2.8m)

Bedroom 4

14'2" x 10'5" (4.33m x 3.2m)

En-Suite

5'10" x 5'2" (1.8m x 1.6m)



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

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