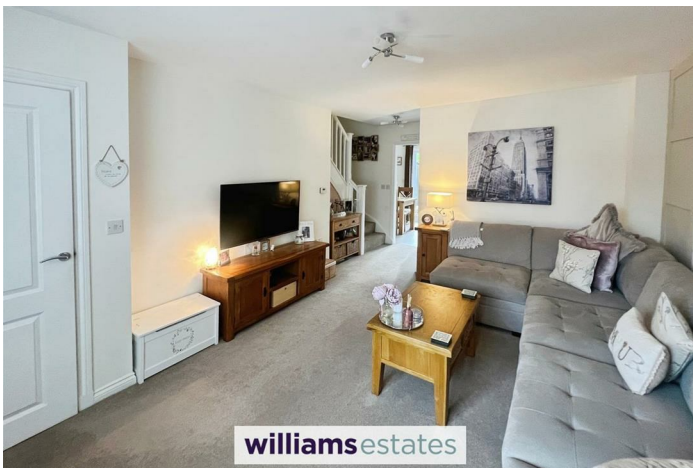




37 Llys Ambrose, Mold, CH7 1GU

£265,000

 3  1  2  B

EPC - B81

Council Tax Band - D

Tenure - Freehold

Llys Ambrose, Mold

3 Bedrooms - House - Semi-Detached

A Beautifully Presented Three-Bedroom Semi-Detached Home with Countryside Views

This superbly presented three-bedroom semi-detached property offers spacious, modern living and is ready for its next owners to move straight in. Set in a desirable position, the home benefits from off-road parking for multiple vehicles to the front and a private rear garden that enjoys stunning views across open countryside — perfect for relaxation or entertaining.

The well-proportioned accommodation briefly comprises: welcoming entrance hall, downstairs cloakroom, comfortable living room, and a stylish open-plan kitchen/dining area. To the first floor, there are three generously sized bedrooms and a contemporary family bathroom. This wonderful home must be viewed to be fully appreciated.

Situated in the highly sought-after market town of Mold, the property enjoys a convenient location close to a wealth of local amenities. The town offers an excellent selection of primary and secondary schools (both Welsh and English medium), a variety of shops, supermarkets, cafes, and restaurants, as well as leisure facilities, a theatre, and picturesque walking areas such as Bailey Hill. The North Wales Expressway is just a short drive away, providing easy access to nearby towns, cities, and major motorway links.



Cloakroom

A separate cloakroom with a toilet and a small wash basin, finished with neutral tiles and a wooden floor. The room is compact yet practical, ideal for guests and additional convenience on the ground floor.

Hallway

The hallway provides a welcoming entrance with clean lines and neutral decor. It connects the main living areas and has access to the stairs leading to the first floor.

Living Room

This inviting living room offers a bright and spacious feel, featuring neutral tones and a large window that fills the space with natural light. The room flows seamlessly into the kitchen / dining area, creating a welcoming space to relax and entertain.



Kitchen / Dining Area

The kitchen diner is practical and well-equipped with modern units in a light finish paired with darker work surfaces. Integrated appliances include a gas hob with an extractor hood above and an oven below. There is ample storage space, a dishwasher, and a sink positioned under a window that provides a pleasant view to the garden. The kitchen also includes a dining area with enough room for a four-seater dining table, conveniently located next to patio doors leading directly to the rear garden.

Bathroom

This stylish bathroom features a bath with a handheld shower attachment, a separate shower cubicle with a glass door, and a wash basin set against a light, clean tiled backdrop. A window allows natural light to brighten the space, while a neutral colour palette gives the room a fresh and modern look.



Bedroom 1

The main bedroom is a comfortable and well-proportioned room with space for a double bed and having fitted storage cupboards. Neutral carpeting and wall colours create a calming atmosphere, while a window lets in plenty of daylight.

Bedroom 2

This bedroom has a window overlooking the front elevation. Neutral decor and carpeting create a restful environment, making this a pleasant secondary bedroom or guest room.

Bedroom 3

A lovely third bedroom set up as a nursery or child's room, also making an ideal study. The room has carpeted flooring and a window to offer natural light and ventilation, making it a cosy and practical space.

Utility Room

A handy utility room fitted with a stacked washer and dryer, along with additional hooks and shelving for coats and laundry essentials. This space offers practical storage and functionality away from the main living areas.

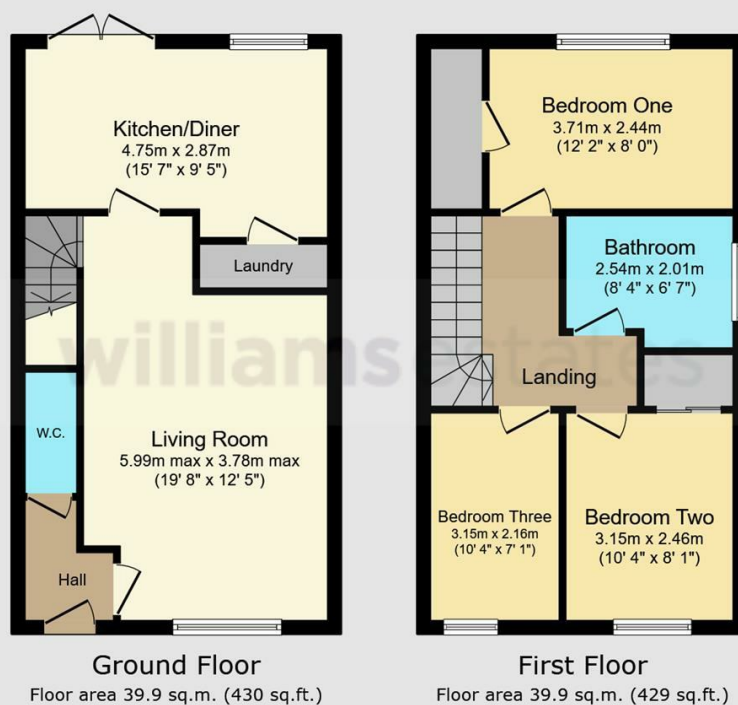
Landing

The first floor landing provides access to each bedroom and bathroom, with neutral wall colours and carpeting creating a light and airy feel. The layout allows for easy movement between rooms while maintaining a sense of separation between the living and sleeping areas.

Rear Garden

This well-sized rear garden features a paved patio area ideal for outdoor seating and dining, which steps up to a raised grass lawn bordered by wooden sleepers. The garden is enclosed by fencing, providing privacy and a safe place for children or pets to play. At the far end, there is a shed and an additional seating area with countryside views beyond, creating a peaceful outdoor retreat.





Total floor area: 79.8 sq.m. (859 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	81	85
(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.

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