



3 Maes Yr Haf

Mold, CH7 1TR

£395,000



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Accommodation Comprises

The property is approached via a concrete driveway providing ample off road parking for a number of vehicles.

A Composite door with glass insets either side leads into;

Reception Hallway

A welcoming room with double panel radiator, phone point, coved ceiling and wood effect laminate flooring.

Cloakroom

5'6" x 9'10" (1.679m x 3.019m)

Fitted with a two piece suite comprising of low level flush W.C and round counter top wash hand basin set in vanity unit, splash back wall tiling, double glazed window to the front elevation and wood effect laminate flooring.

Living Room

17'9" x 11'10" (5.430m x 3.616m)

Feature stone fire surround with wooden mantle and with gas coal effect fire, matching shelving to the sides. coved and textured ceiling, recessed spotlights, television point, three radiators, wood effect laminate flooring, double panel radiator and double glazed window to the front elevation, double glazed sliding door leads to the rear garden.

Wooden door with glass insets leads into:

Office

8'9" x 9'10" (2.679m x 3.019m)

Offering ample space for those who work for home with double panel radiator, internet point, laminate flooring, and coved ceiling.

Step down into:

Dining Room

11'10" x 9'11" (3.620m x 3.041m)

A beautifully lit room with 'Velux' windows, sliding upvc door to the rear elevation allowing sight of the well stocked garden and double glazed window to the side elevation. Feature beamed ceiling and wood effect laminate flooring.

Kitchen/Breakfast Room

14'10" x 13'2" (4.533m x 4.018m)

Housing a range of soft close wall, base and draw units with complimentary wood effect work surfaces over, one and a half bowl stainless steel sink unit with mixer tap over, built in eye level 'NEFF' double oven and grill, electric four ring hob, integrated fridge, double glazed window to the rear elevation, wood effect Karndeian flooring, double panel radiator, t.v aerial socket, textured and coved ceiling, upvc door leads to the rear garden.

Utility Room

11'4" x 7'10" (3.478m x 2.404m)

Fitted with Ikea base units with wood effect worktops above, stainless steel sink unit with mixer tap over, integrated washing machine, void for tumble dryer and providing space for a free standing Fridge/Freezer. wood effect Karndeian flooring, wall mounted boiler and heating controls.

Inner Hallway

10'10" x 2'11" (3.307m x 0.895m)

Providing access to rear garden, and further downstairs accommodation.

Shower Room

6'8" x 2'10" (2.046m x 0.878m)

Fitted with a cubicle shower unit with mains shower head and glass privacy screen, fully tiled walls and ceiling, wood effect karndeian flooring and extractor fan.

Additional Reception Room

19'11" x 8'6" (6.094m x 2.606m)

Previously the attached garage but now utilised as a guest house area which offers ample living space.

With sliding door which provides access to the gas, electric and smart meter, vinyl flooring, double panel radiator, double glazed window to the front and side elevation and Upvc double glazed door to the front entrance allowing dual entrance.

Inner Hallway

With loft access point and providing access to further accommodation.

Cloakroom

Fitted with a two piece suite comprising of a low level flush W.C and wash hand basin set in vanity unit, fully tiled walls, heated towel rail, vinyl flooring, double glazed frosted window to the side elevation and loft access point.

Ground Floor Bedroom

11'1" x 8'0" (3.380m x 2.441m)

A double bedroom with double glazed window to the rear and side elevation and double panel radiator.

STAIRS FROM HALLWAY LEAD UP TO

Gallery Landing

A substantial gallery landing with a large double glazed window to the side elevation allowing plenty of light to pour into the area. Double panel radiator, built in airing cupboard housing the immersion heater and with fitted shelving, recessed spotlights and loft access point.

Bedroom One

9'11" x 9'5" (excluding wardrobes) (3.023m x 2.880m (excluding wardrobes))

With fitted wardrobes, double glazed window to the side elevation, single panel radiator and textured ceiling

Bedroom Two

9'11" x 9'0" (excluding wardrobes) (3.025m x 2.751m (excluding wardrobes))

With fitted wardrobes, double glazed window to the side elevation, single panel radiator and textured ceiling.

Bedroom Three

9'11" x 6'0" (3.026m x 1.845m)

A double bedroom with double glazed window to the side elevation, single panel radiator and textured ceiling

Tel: 01352 700070

Bedroom Four

8'3" x 7'7" (2.515m x 2.320m)

Double glazed window to the front elevation and single panel radiator.

Bathroom

7'5" x 5'4" (2.281m x 1.629m)

Fitted with a three piece suite comprising of 'P' shaped panelled bath with mixer tap and 'power shower' above, wash hand basin sat on vanity unit and low flush W.C, partial decorative tiled walls, vinyl flooring, frosted double glazed window to the rear elevation and heated towel rail.

Outside

The property is approached via a concrete driveway which provides ample off road parking for a number of vehicles and provides access to the rear garden via a wooden gate. You are also able to approach the detached garage via an up and over door which measures 5.344m x 2.666 m.

To the rear the property benefits from a beautifully landscaped, private and South Facing garden which is well stocked with a variety of shrubs, bushes and flowers creating a stunning place to enjoy these summer months. The garden is tiered creating many different elements to include a paved patio area for al fresco dining, a laid to lawn garden and a vegetable beds.

EPC Rating - TBC

Council Tax Band G

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Do You Have A Property To Sell?

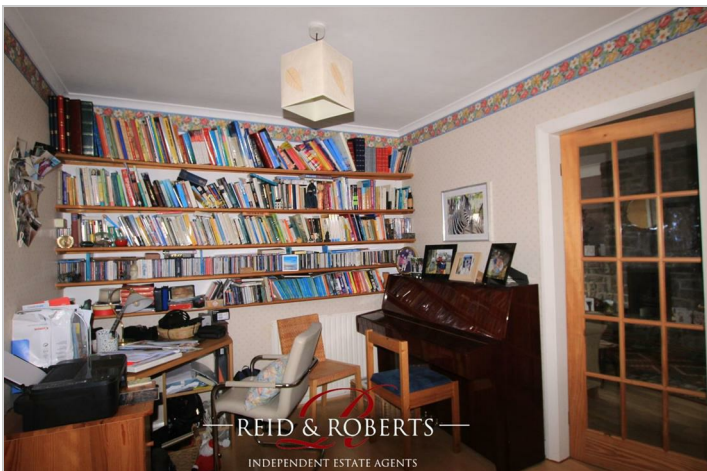
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



Road Map



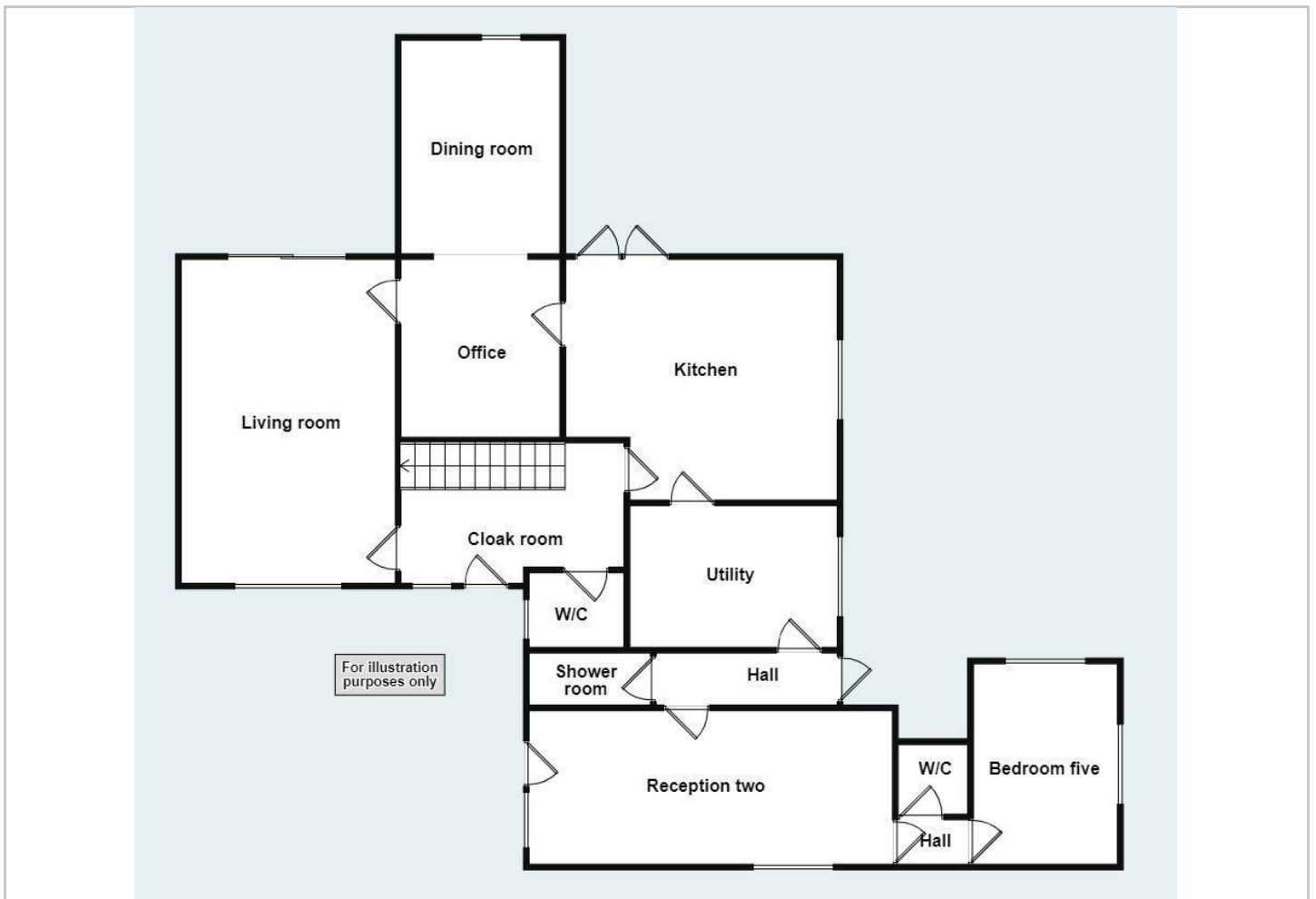
Hybrid Map



Terrain Map



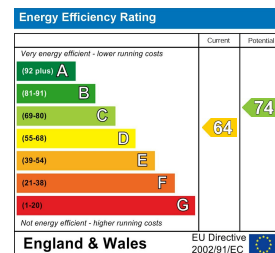
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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