



## 17 Lllys Preswylfa

Mold, CH7 1UP

Offers Over £450,000





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### Property Description

Reid & Roberts Estate Agents are delighted to present to the market this Beautifully Maintained Four-Bedroom Detached Residence, occupying an enviable corner plot in one of Mold's most sought-after and peaceful residential locations. This spacious and thoughtfully laid-out family home offers a wealth of internal and external space, perfectly suited for modern living, and is situated within walking distance to Mold's bustling town centre, excellent schools, parks, and local amenities.

The property has been lovingly maintained and tastefully updated, boasting a versatile layout that includes multiple reception areas, a bright conservatory, and a stylish modern kitchen with Granite worktops. The interior is flooded with natural light thanks to numerous UPVC double-glazed windows—many fitted with modern Venetian blinds—and features high-quality finishes. Externally, the generous plot provides wraparound gardens, a gated block-paved driveway with off-road parking, and access to a single garage.

Combining traditional character with contemporary features and a prime Mold location, this property presents a rare opportunity for families or professionals looking for a move-in-ready home with excellent space and outstanding convenience.

### Accommodation Comprises

A Tarmac Driveway provides parking for up to Three Vehicles and leads to a Paved Pathway up to a Canopy Porch with a Courtesy Light. Step through the Contemporary Anthracite Composite Door – featuring Frosted Decorative Double-Glazed Panels and Matching Side Panels – into the Spacious Reception Hallway. This welcoming space runs almost the full length of the property and features a Staircase to the First Floor, a Dado Rail, Carpeted Flooring, and a large Under-Stairs area, ideal for use as a study nook or additional storage.

### Reception Hallway

The Hall provides access to all principal Reception Rooms, including:

#### Lounge

A generously proportioned main reception room extending the full depth of the property. The lounge boasts a living flame electric fire set on a granite hearth with matching insert and surround, two modern radiators, and two dimable central ceiling lights. A large UPVC double-glazed window to the front elevation fills the room with natural light, while UPVC double doors to the rear lead into the conservatory, creating a lovely flow for both relaxing and entertaining.

#### Conservatory

Built on a Dwarf Brick Wall with a Solid Vaulted Roof, the Conservatory features Inset Spotlights, a Wooden Double-Glazed Velux Window, Double-Glazed Units throughout, and French Doors opening onto the Rear Patio. Finished with Laminate Flooring, Power Sockets, and a Wall-Mounted Heater, this is an ideal space to relax year-round.

#### Kitchen and Dining Area

The Kitchen is fitted with a stylish range of Wall and Base Units topped with Granite Worktops, Upstands, and Window Sills. It includes an Inset Stainless Steel Sink with Mixer Tap, NEFF Built-In Electric Oven, NEFF Four Ring

Induction Hob, Granite Splashback, and Stainless Steel Extractor. Additional features include an Integrated Dishwasher, Pan Drawers, Tall Fridge/Freezer Space, Under-Cabinet Lighting, Spotlights over the Sink, and a Wall-Mounted Vertical Radiator. A Double-Glazed UPVC Window overlooks the Rear Garden, with a Frosted Double-Glazed Door providing access to the Side and Rear.

The Dining Area enjoys Wood-Effect Laminate Flooring, a Double-Glazed UPVC Window to the Front Elevation, and Central Ceiling Lights – with Dual Aspect Windows flooding the room with natural light.

#### Downstairs Cloakroom

A large Under-Stairs area, ideal for use as a study nook or additional storage.

#### Stairs Rise to the First Floor Accommodation

#### Landing

The Landing features a Textured Ceiling, Loft Access, Central Light, Smoke Alarm, and Carpeted Flooring, with doors to all Bedrooms and the Family Bathroom.

#### Principle Bedroom

A Generously Proportioned Double Room, nearly the full length of the Kitchen/Diner. Features include Carpeted Flooring, a Double-Glazed Window to the Front Elevation, Radiator, and a Door to the:

#### En Suite Shower Room

Fitted with a Three-Piece Suite including a Pedestal Sink with Mixer Tap, Low-Flush WC, and a Walk-In Shower Cubicle with Glass Screen and Mains Shower. Tiled Walls, Tiled Flooring, Chrome Heated Towel Rail, Shaver Socket, and Frosted UPVC Window to the Rear Elevation complete this practical space.

#### Bedroom Two

A Further Spacious Double Room with ample space for wardrobes, Double-Glazed Window to the Rear, Radiator, Carpeted Flooring, and Central Light.

#### Bedroom Three

Another Excellent Double Room, comfortably fitting a Double or King-Size Bed and Furniture. Double-Glazed Window to the Front, Radiator, and Carpeted Flooring.

#### Bedroom Four

A Well-Proportioned Single Room, ideal for a Home Office or Nursery, with a Double-Glazed Window to the Front, Radiator, and Carpeted Flooring.

#### Family Bathroom

A Luxurious Four-Piece Suite comprising a Freestanding Roll-Top Bath with Chrome Feet and Shower Attachment, Close-Coupled WC, Inset Sink with Mixer Tap and Storage Cupboards, and a Fully Tiled Shower Cubicle with Mains Rainfall Shower. Complemented by Part-Tiled Walls, Tiled Flooring, Chrome Ladder-Style Heated Towel Rail, Shaver Socket, Inset Spotlights, Extractor Fan, Airing Cupboard housing the Combination Worcester Boiler (installed approx. 2009), and a Frosted Double-Glazed Window to the Rear.

#### Garden

The Rear Garden is a True Standout Feature – Generously sized and beautifully

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landscaped, it is mainly laid to lawn with well-stocked flower borders adding vibrant colour and seasonal interest. A raised patio area leads to a charming summerhouse – the perfect spot for relaxing, working from home, or enjoying a quiet retreat. An additional raised section provides a practical space for a shed, while a large paved patio offers the ideal setting for entertaining guests and outdoor dining.

A greenhouse and storage area are discreetly positioned to the side, making excellent use of space, and there is access to a single garage via an up-and-over door, complete with light and power.

The garden is enclosed by panel fencing and a brick wall, offering a high level of privacy, further enhanced by mature trees, fruit trees, and established hedging. Backing onto a tranquil woodland area and open fields near Mold's park, this delightful outdoor space provides a peaceful and picturesque setting to enjoy throughout the year.

#### Garage

Single Garage via Up-and-Over Door, complete with Light and Power.

#### EPC Rating

Council Tax Band F

#### Would you like to arrange a viewing?

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.

#### 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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no 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

#### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### Looking For Mortgage Advice?

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

#### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Our Opening Hours

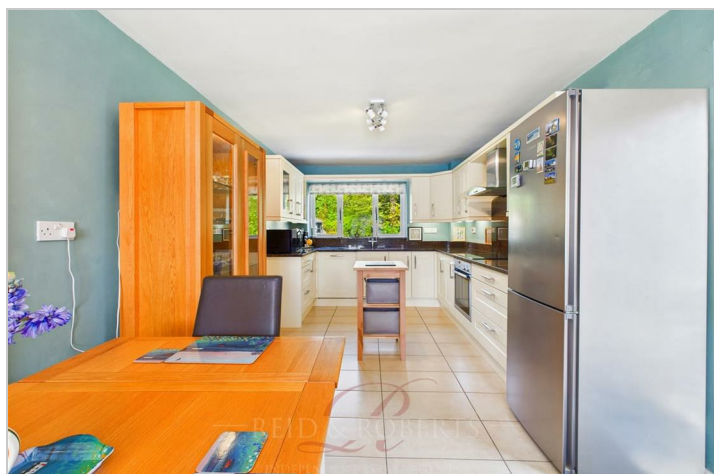
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

#### 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.





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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