



Ffordd Dolgoed, Mold

Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£475,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

19 Ffordd Dolgoed

Mold, Mold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 DOUBLE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING AND SEPERATE GARAGE
- LARGE ORANGERY OFFERING A HIGH END KITCHEN/FAMILY LIVING SPACE
- KARNDDEAN FLOOR
- LARGE UTILITY ROOM
- EXTENSIVLY LANDSCAPED PRIVATE REAR GARDEN
- REFURBISHED TO A HIGH STANDARD THROUGHOUT
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS TOILET
- QUIET CUL DE SAC LOCATION
- WALKING DISTANCE TO THE HISTORIC MARKET TOWN OF MOLD
- EASY ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- CLOSE TO A WEALTH OF EXCELLENT LOCAL SCHOOLS
- PERFECT FAMILY HOME


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Entrance Hallway

Accessed via a decorative composite door with Karndean floor, doors to downstairs toilet, lounge and kitchen, understairs storage cupboard, stairs to the first floor

Lounge

20' 0" x 11' 6" (6.10m x 3.51m)

PVC double glazed window to the front, two wall mounted radiators, dual fuel wood burner fire with reclaimed Oak mantle, PVC double glazed french doors opening to the rear garden

Downstairs Toilet

6' 5" x 3' 5" (1.96m x 1.04m)

A modern suite comprising an enclosed cistern WC and vanity wash hand basin with cupboards under, part tiled walls, wall mounted towel radiator, obscure PVC double glazed window to the front

Kitchen

A recently fitted range of modern wall, drawer and base units, quartz worktop with quartz breakfast bar with cupboards under, inset stainless steel 1.5 bowl sink unit with high pressure mixer tap, quartz back splash, karndean floor, integrated fridge freezer, integrated dishwasher, built in eye level double oven, inset induction hob, door to utility room, opening to the orangery

Utility

11' 5" x 8' 0" (3.48m x 2.44m)

Recently fitted modern wall and base units, quartz worktop with inset stainless steel sink unit with high pressure mixer tap, plumbing for washing machine and space for a tumble dryer, PVC double glazed window to the front, PVC stable door opening to the side, karndean floor



Orangery/Family Room

23' 5" x 11' 6" (7.14m x 3.51m)

A recently extended, bright open plan orangery with karndean floor, two wall mounted radiators, three PVC double glazed windows to the side, 4-fold PVC door opening to the rear garden allowing a perfect social space integrating the garden inside

First Floor Landing

PVC double glazed window to the rear, doors to bedrooms and bathroom, access to the roof space, wall mounted radiator

Bedroom One

14' 8" x 10' 8" (4.47m x 3.25m)

PVC double glazed window to the front, wall mounted radiator, door opening to the ensuite

Ensuite

7' 2" x 5' 0" (2.18m x 1.52m)

A modern suite comprising a double shower cubical with wall mounted shower, enclosed cistern WC and vanity wash hand basin with cupboards under, tiled walls and floor

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

PVC double glazed window overlooking the rear garden, wall mounted radiator

Bedroom Three

14' 5" x 9' 9" (4.39m x 2.97m)

PVC double glazed window overlooking the rear garden, wall mounted radiator



Bedroom Four

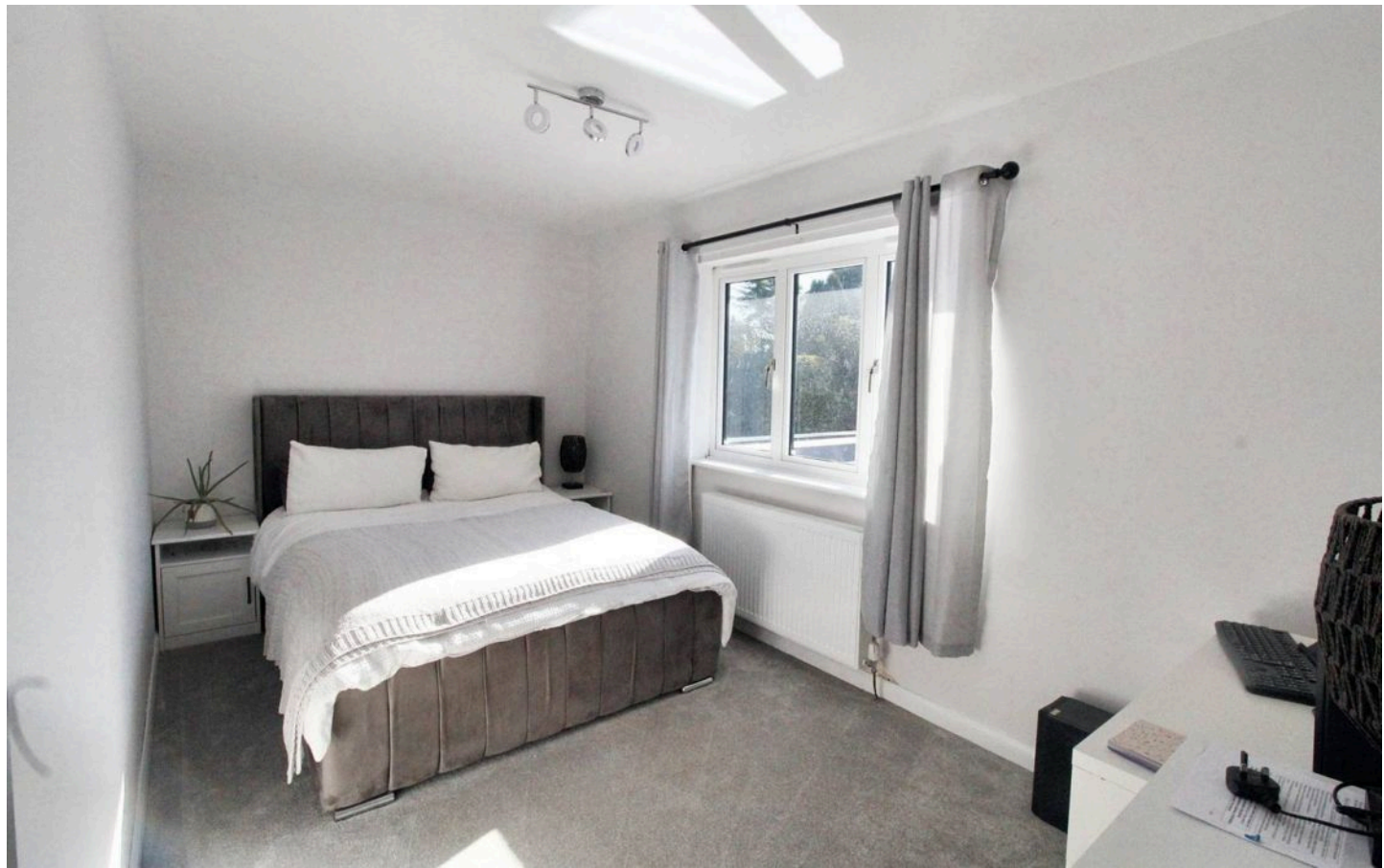
11' 0" x 9' 5" (3.35m x 2.87m)

Currently utilised as a large walk in dressing room with fitted wardrobes and cupboard, with PVC double glazed window to the front, wall mounted radiator

Family Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

A modern suite comprising a P-shaped bath with shower plumbed in over, close coupled WC and large vanity wash hand basin with cupboards under, part tiled walls, obscure PVC double glazed window to the front, wall mounted towel radiator





FRONT GARDEN

Decorative shrubs and a paved pathway leading to a decorative composite door

REAR GARDEN

An extensively landscaped garden offering a large lawned area, composite decking seating area with an additional boarded lower lawn area, a patio area leading out from the lounge. outside tap, access to the front via timber gates with additional storage to the side, surrounded by timber fencing

DRIVEWAY

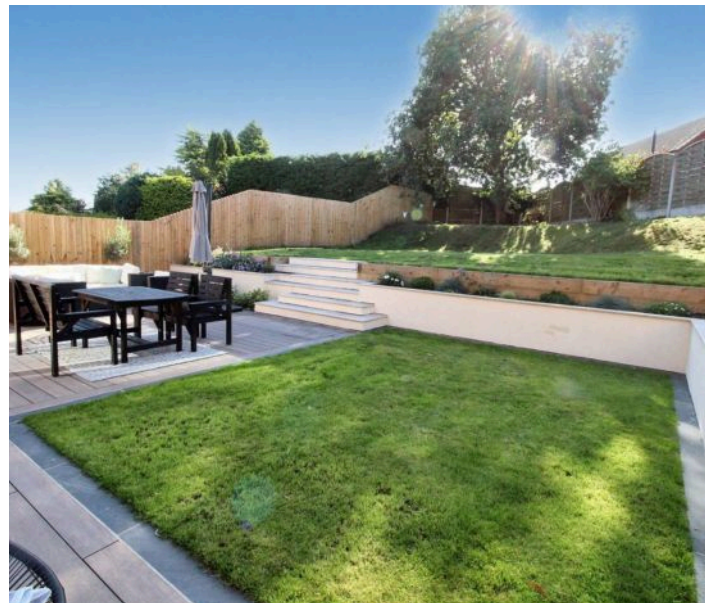
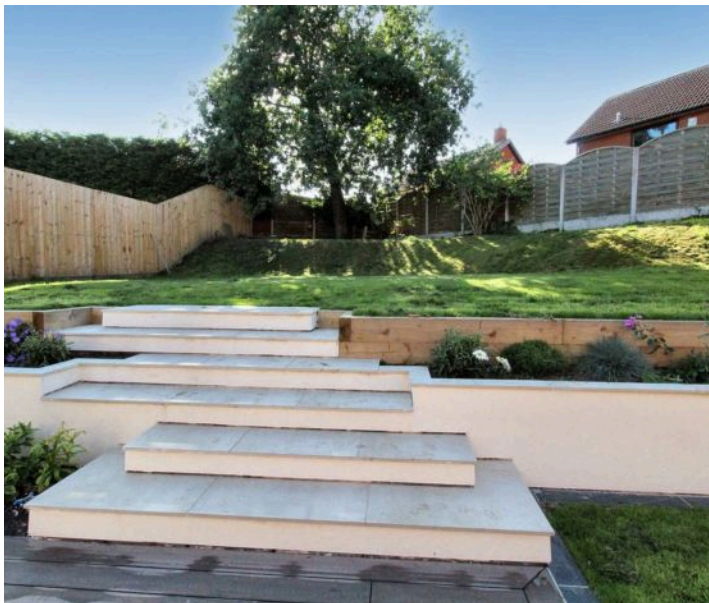
2 Parking Spaces

Off road parking to the front for circa 2 vehicles

GARAGE

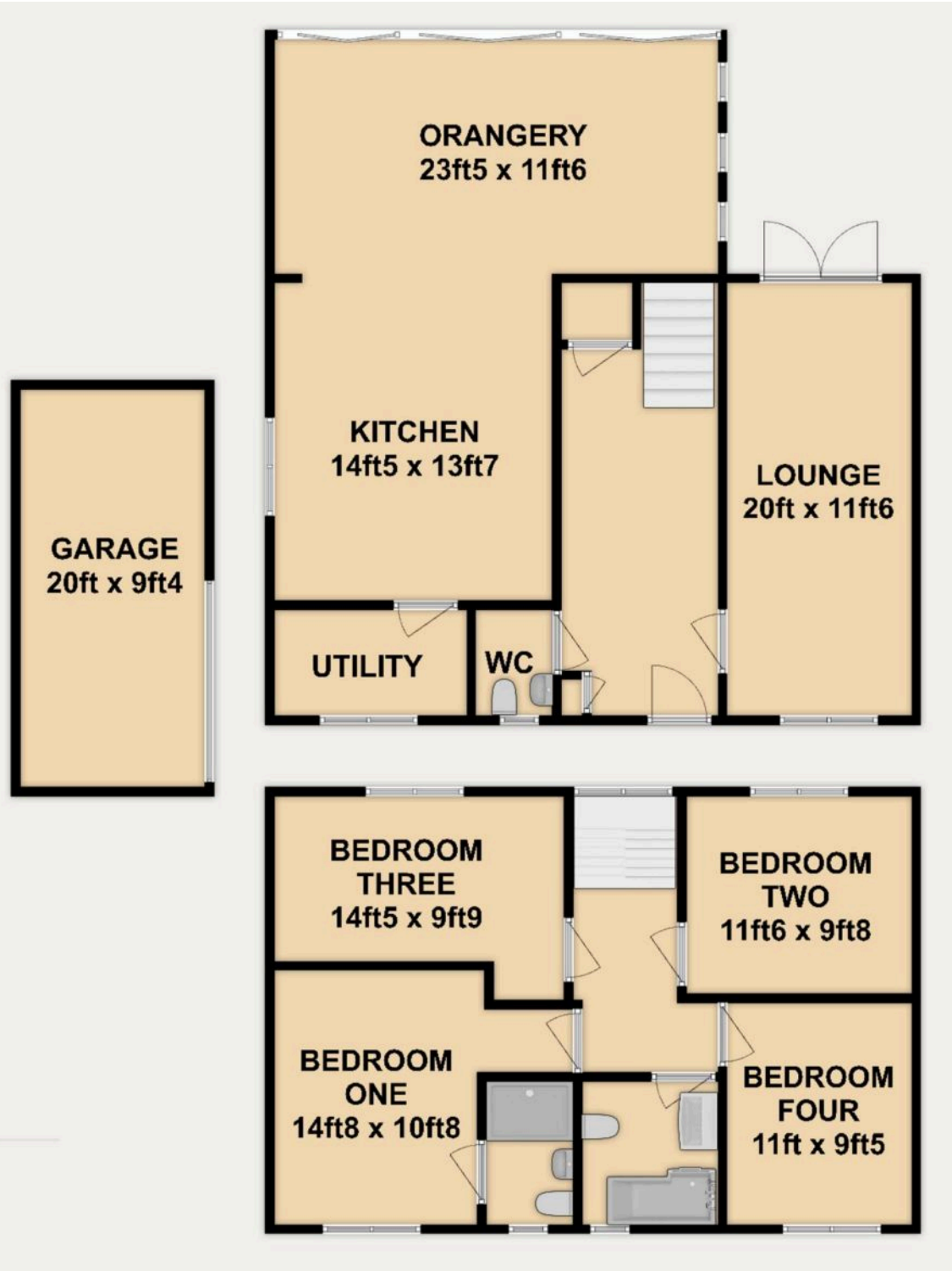
Single Garage

A larger than average garage accessed via an up and over door with power points and lights











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