



PORTFOLIO
from **swetenhams**

Main Road, New Brighton, Mold CH7 6QQ

Argoed House

A charming and characterful 17th century 4-bedroom detached property on a substantial plot, enjoying stunning views of Moel Famau, the Clwydian range and the surrounding countryside, and benefitting from large detached garage/outbuildings, ample parking and generous wrap-around gardens.



The property is approached via decorative wrought iron electronic gates leading to a sweeping driveway, extensive off-road parking to both sides and access to the large garage/workshop and single stable at the rear.

Entrance Hall

Front entrance door leading into the hallway, with staircase rising to the first floor landing, and doors leading to all ground floor rooms besides the Conservatory.

Lounge

16' 2" x 11' 7" (4.93m x 3.53m)

Beautifully spacious with an original feature fireplace with tiled hearth and mantelpiece with a decorative top shelf, half-height wood panelling, coved ceiling, ceiling rose, wood flooring, radiator, and twin glazed doors opening into the Conservatory/Sun Room.

Sitting Room

12' 10" x 13' 1" (3.91m x 3.99m)

With a uPVC double glazed bay patio window leading out to the front garden, an original feature fireplace with tiled marble hearth and decorative wooden mantle, chimney breast alcoves, coved ceiling, ceiling rose, radiator, and wood flooring.



Dining Room

13' 1" x 16' 2" (3.99m x 4.93m)

Elegant and generously sized, with many original features including fireplace with period fire surround, tiled inset and granite hearth, chimney breast alcoves with built-in bookcases and downlighting, coved ceiling, ceiling rose, a front bay window, carpet flooring, and a radiator.

Utility Room

17' 1" x 8' 3" (5.21m x 2.51m)

Fitted with a range of wall, base and drawer units with complementary work surfaces and tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with

mixer tap over, space for appliances, ceiling spotlights, tiled flooring, a window to the rear elevation and a door leading out to the side garden.

Kitchen/Breakfast Room

13' 2" x 11' 9" (4.01m x 3.58m)

A comprehensive range of wall, base and drawer units with complementary work surfaces and tiled splashbacks, breakfast bar, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, countertop 4-ring gas hob in a corner position with overhead extractor, integrated eye-level oven and grill, space for appliances, windows to side and rear elevations, spotlights, and tiled flooring.

Conservatory

8' 6" x 14' 11" (2.59m x 4.55m)

A bright and spacious room with double glazed windows to front, side and rear, wood flooring, recessed ceiling lights, and a glazed door leading out to the garden.

Shower Room/WC

Comprising an inset shower cubicle with decorative frosted glazed door, vanity unit with integrated WC and wash basin, complementary fully-tiled walls, white heated towel rail, tiled flooring, and a frosted window to the side elevation.

Bedroom One

16' 2" x 11' 10" (4.93m x 3.61m)

A large and beautifully proportioned Master Bedroom with double patio doors leading out to a private external balcony, with coved ceiling, two radiators with decorative covers, staircase leading up to the Attic Room, carpet flooring, and a door leading into the En-Suite.

Balcony

8' 6" x 14' 11" (2.59m x 4.55m)

A private balcony to the side elevation, with views of the garden and over to Moel Famau and the Clwydian Range.

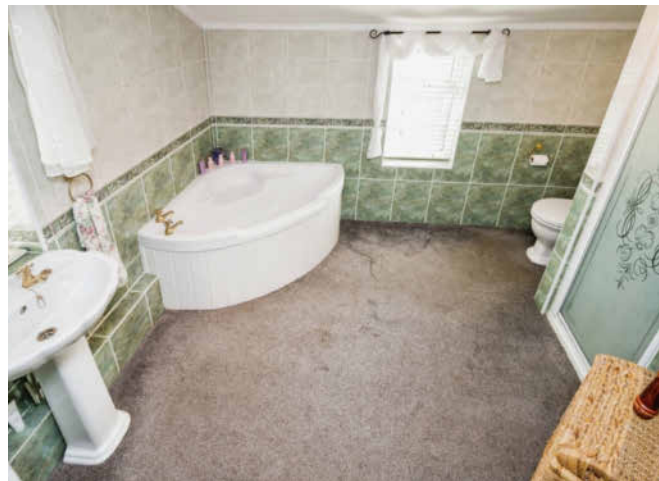
En-Suite

An impressive and fully tiled en-suite bathroom comprising corner bath with mixer tap and hand-held shower, a shower enclosure with wall-mounted shower, two adjacent wash basins in front of an inset vanity mirror set in an oak surround with downlights and spanning the length of the room, WC, bidet, tiled flooring, and a frosted window to the side elevation.

Bedroom Two

12' 10" x 13' 3" (3.91m x 4.04m)

With a window to the front elevation, a beautiful period fireplace with hearth and decorative mantle, coved





ceiling, ceiling rose, storage cupboards, carpet flooring and a radiator.

Bedroom Three

11' 8" x 11' 10" (3.56m x 3.61m)

With a window to the rear elevation, fitted wardrobes, carpet flooring, and a radiator.

Bedroom Four

9' 11" x 13' 3" (3.02m x 4.04m)

With a window to the front elevation, full-height wood panelling on one wall with built-in storage cupboards, ;period wrought iron fire place with alcoves either side, one with a built-in storage cupboard, the other with an inset wash basin set in a built-in vanity unit with cupboard under, exposed ceiling beams, ceiling rose, and a radiator.

Bathroom

There is a step down on entering this generously sized fully-tiled bathroom, which comprises a corner bath, an inset shower cubicle with frosted decorative glass door, pedestal wash basin, low level WC, built-in cupboard housing the gas boiler, carpet flooring, and frosted windows to the side and rear elevations.



Attic Room

10' 4" x 8' 3" (3.15m x 2.51m)

Currently used as a dressing room and accessed from Bedroom One, with built-in wardrobes, carpeted flooring and eaves storage.

Externally

The property stands on a substantial plot of land, approximately 1/3 of an acre, and enjoys generous wrap-around gardens mainly laid to lawn with shrubs and trees. CCTV surveillance equipment is currently fitted. There is

further development potential, subject to planning requirements being met, with outline planning permission having been granted to use the garage/outbuildings area as a separate building plot for a 3-bedroom dwelling.

Garage

35' 9" x 21' 8" (10.90m x 6.60m)

Outside Store

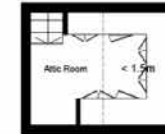
9' 2" x 13' 7" (2.79m x 4.14m)

Stable

10' 2" x 18' 1" (3.10m x 5.51m)



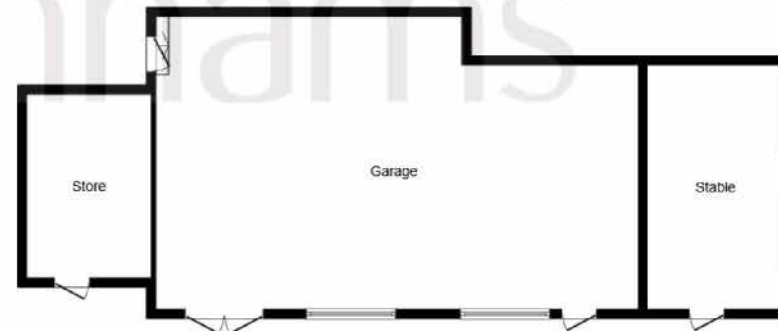
Ground Floor



Second Floor



First Floor



Outbuilding

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

welcome to

Argoed House, Main Road, New Brighton, Mold CH7 6QQ

This charming and characterful 4-bedroom detached property sits on a substantial plot on the outskirts of the popular market town of Mold and enjoys stunning views of Moel Famau, the Clwydian range and the surrounding countryside. The property is ideally located for access to the A55 North Wales Expressway and M53/M56 motorways and the wider motorway network. Nearby villages include Buckley and Northop, and there are a good range of local amenities within a mile radius of the property, including Theatr Clwyd, with a wider range of amenities available at Broughton Retail Park and Chester City Centre, which are only a short drive distant. Council Tax Band: G

Offers over

£550,000

- Very Spacious 17th Century 4-Bedroom Detached Property
- 4 Reception Rooms
- Generous Wrap-Around Gardens
- Driveway Parking for Several Vehicles, Large Detached Garage, Outbuilding and Stable

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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