



Dôl Uchaf, Gwernymynydd



Ruthin Road, Mold CH7 5LG Offers In Excess Of £625,000

A Fabulous, Brand New & Exclusive Development of 10 Luxury, Ultra Modern, High Tech Properties. 5 Different Styles for Buyers to Choose, Ranging from 4 bed, 4 bathroom to 5 bedroom, 5 bathroom. Currently Under Construction. Sale prices start from £625,000

Ground Floor Underfloor Heating, Solar Panels & Air Source Heat Pump, Latest Automated Systems Throughout. The developers will consider any adaptations you might want or need, subject to planning restrictions. You will also have a choice of kitchen and other fittings.

Sought-After Countryside Location Close to Local Amenities & Schools Cul-De-Sac Location

- Fabulous, Brand New & Exclusive Development of 10 Luxury, Executive Homes
- Ultra Modern High-Tech Residence
- Sought-After Countryside Location/Close to Local Amenities & Schools
- See virtual tours attached to these details, Viewings on site can be arranged
- Buyers to Choose from 5 Styles, Ranging from 4 bed/4 bath to 5 bed/5 bath
- Underfloor Heating, Solar Panels & Air Source Heat Pump
- Currently Under Construction



Development Overview

Dôl Uchaf is an exclusive development of just ten bespoke, architecturally designed homes, offering a rare opportunity to purchase a high-specification property in a sought-after semi-rural location. The scheme comprises four individual house types, ranging from four-bedroom to five-bedroom homes, each designed with contemporary architecture and generous proportions.

Currently under construction, the homes are being built to an exceptional standard, incorporating modern design, high-quality finishes and energy-efficient technology. Key features include underfloor heating, air source heat pumps, solar panels and integrated smart home systems, ensuring both comfort and efficiency.

Set within a quiet cul-de-sac, Dôl Uchaf enjoys an attractive countryside setting while remaining close to local amenities, well-regarded schools and everyday services, offering an ideal balance of rural surroundings and convenience.

The development is delivered by Stenhouse Developments, a highly regarded local builder with an established reputation for quality craftsmanship and attention to detail, creating distinctive family homes designed to stand the test of time.

The Denbigh

Five Bedroom, 4 Bathroom

Thoughtfully arranged over three floors, the property offers flexible accommodation with the option of five bedrooms and three reception rooms, or alternatively four bedrooms and four reception rooms, depending on individual requirements. The home is available to view now, with opportunities for selected personal adaptations and bespoke internal finishes, subject to build stage.

The Flint

The Flint - Two Storey, Five Bedroom, Three Bathroom detached home. In brief the property comprises of an Entrance Hall, Open Plan Kitchen/Dining/Living area with Separate Utility, Downstairs WC, Study and Integral Garage. To the first floor a landing area leads to Five Bedrooms with the Principal Bedroom having an en-suite and walk-in wardrobe along with Bedroom Two having en-suite facilities plus a Family Bathroom serving the three additional bedrooms.

The Caernarfon

The Caernarfon - Two Storey, Four Bedroom detached home all bedrooms with En-suite facilities In brief the property comprises of an Entrance Hall, Open Plan Kitchen/Dining/Living area with Separate Utility, Downstairs WC, Study/Drawing Room and Integral Garage. To the first floor a landing area leads to Four Double Bedrooms with the Principal Bedroom having an en-suite and walk-in wardrobe along with all three bedrooms having en-suite facilities.

The Conwy

The Conwy - Two Storey, Five Bedroom, Three Bathroom detached home. In brief the property comprises of an Entrance Hall, Open Plan Kitchen/Dining/ with Separate Living area, Utility, Downstairs WC, Study and Garage. To the first floor a landing area leads to Five Bedrooms with the Principal Bedroom having an en-suite and walk-in wardrobe along with Bedroom Two having en-suite facilities plus a Family Bathroom serving the three additional bedrooms.

The Beaumaris

The Beaumaris - Two Storey. Five Bedroom, Four Bathroom detached home. In brief the property comprises of an Entrance Hallway, Open Plan Kitchen/Dining Area, Separate Living Area, Utility, Pantry along with additional reception areas



including Drawing Room and office. The first floor is split into Lower and Upper landing areas with doors to all five bedrooms. Bedroom One and two have the additional benefit of both a dressing area and en-suite facilities. Bedroom Three has an en-suite whilst a modern family bathroom serves the remaining two double bedrooms.



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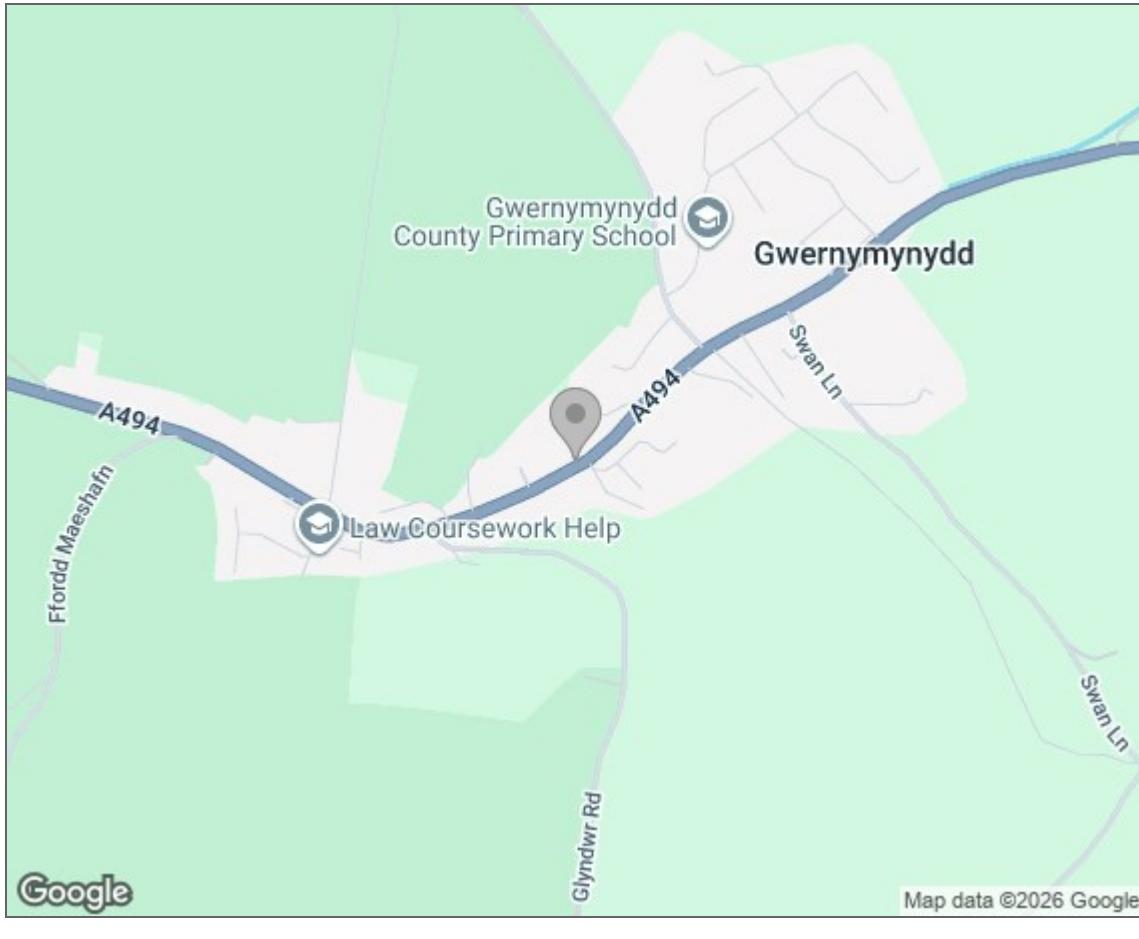
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

