



20 MAES GLAS, MOLD  
OFFERS IN REGION OF £290,000



Situated on one of Mold's most desirable residential estates, this beautifully presented three bedroom detached home is located within a small and private cul-de-sac, offering a quiet and tucked away position. Built in 2013, the property is immaculately presented throughout and perfectly suited to modern family living.

Upon entering, the welcoming reception hall leads through to a convenient cloakroom/WC. The living room is a comfortable and stylish space, featuring an on-trend panelled feature wall and bespoke window shutters.

The kitchen/dining room is a real highlight of the home, fitted with a modern range of high gloss units and integrated appliances, offering both practicality and a clean, contemporary finish. The dining area enjoys French doors opening onto the rear garden, creating a great space for both everyday living and entertaining. A useful utility area provides additional storage along with space and fittings for a washing machine and dryer.

To the first floor are three well-proportioned bedrooms. The main bedroom benefits from a walk-in wardrobe and en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom which has been recently upgraded.

Externally, the property benefits from a double width driveway providing off-road parking. The enclosed rear garden has been thoughtfully landscaped and enjoys a Westerly aspect, with lawn, patio and raised decked seating area, ideal for enjoying the afternoon and evening sun.

This particular estate is especially popular due to its quiet residential feel whilst remaining within easy reach of Mold town centre, well-regarded schools, and excellent road links including the A55 for access to Chester, Wrexham and beyond.

An immaculately presented home, located on one of Mold's most sought-after estates.



**Bedrooms:** | **Bathrooms:** | **Receptions:**

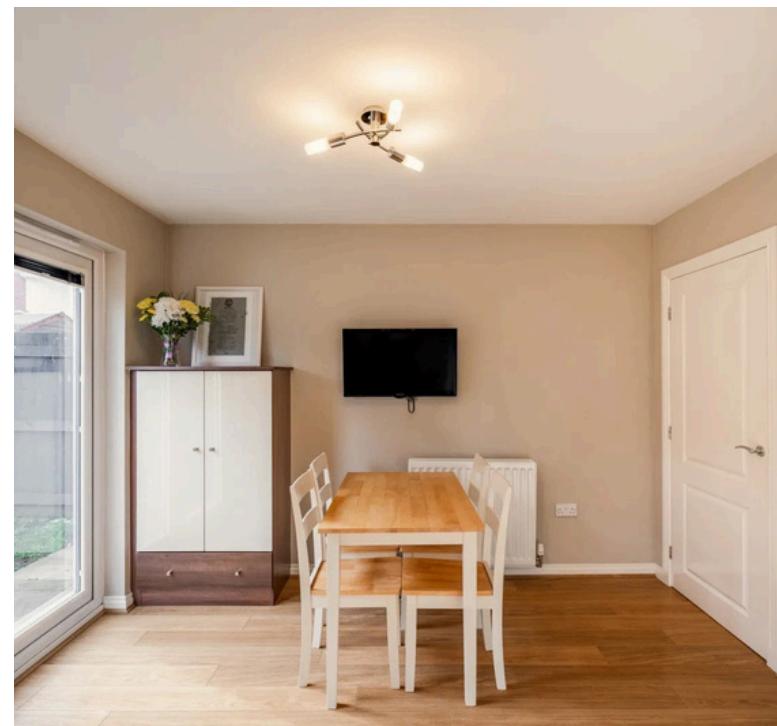
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**Council Tax Band:** E

**Tenure:** Freehold

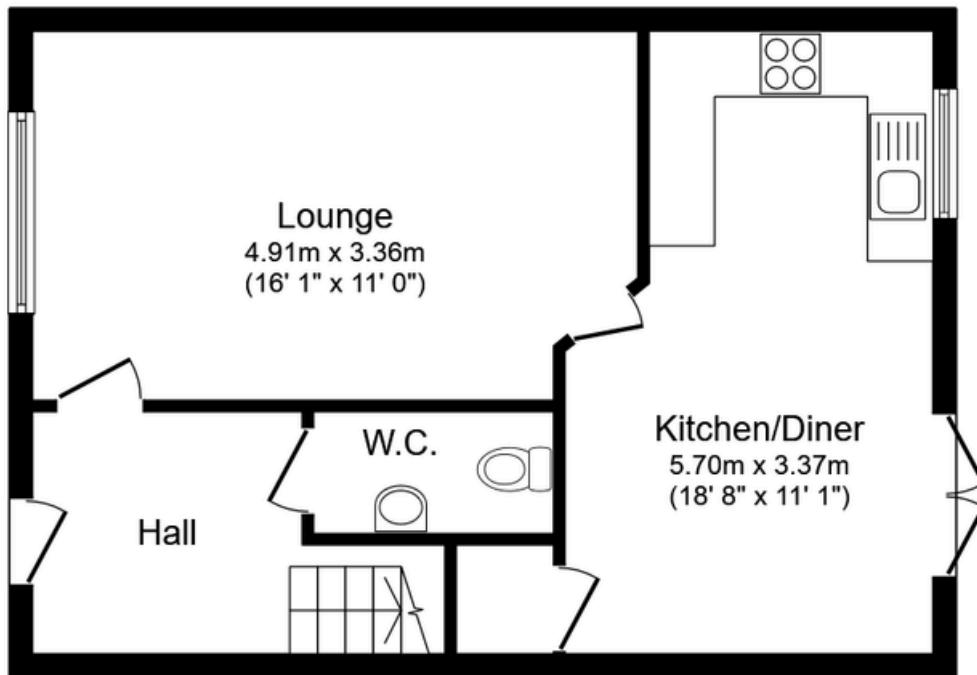
**EPC:** TBC

- Three bedroom detached home (built 2013)
- Private cul-de-sac position
- Immaculate, move-in ready condition
- Stylish living room with feature panelling and shutters
- Modern kitchen/diner with integrated appliances
- French doors to rear garden
- Separate utility area
- Ground floor WC
- Main bedroom with walk-in wardrobe and en-suite
- Two further good-size bedrooms
- Recently updated family bathroom
- Double width driveway
- Landscaped Westerly facing garden
- Patio and raised decked seating area
- Popular residential estate location
- Easy access to Mold town centre, schools and A55



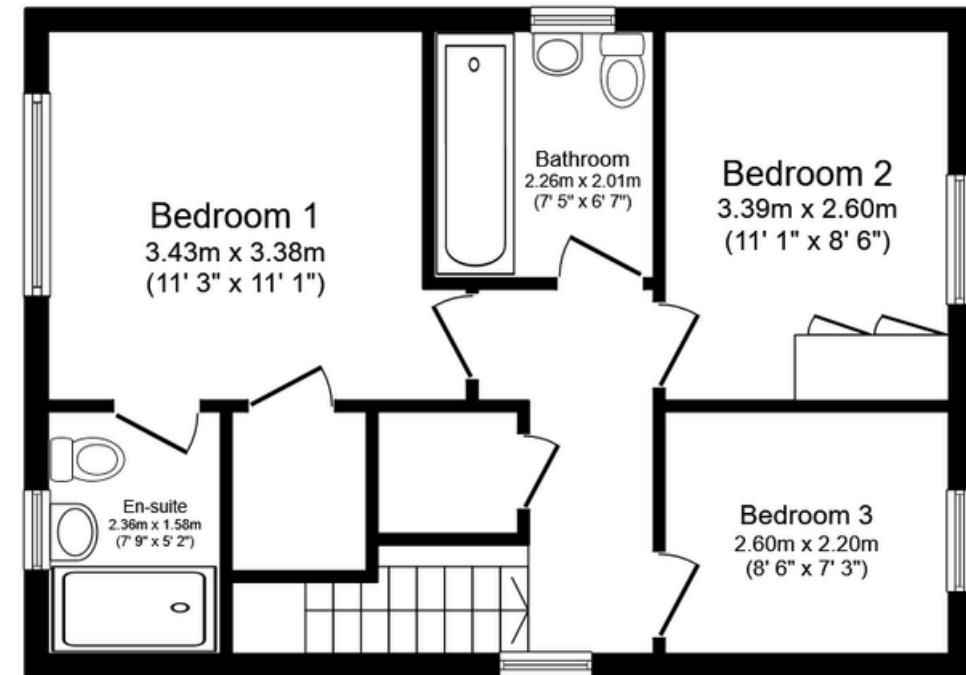






## Ground Floor

Floor area 47.0 sq.m. (506 sq.ft.)



## First Floor

Floor area 47.0 sq.m. (505 sq.ft.)

Total floor area: 93.9 sq.m. (1,011 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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