



Swn Y Nant

Mold | CH7 4LW

Offers In Excess Of £775,000

MONOPOLY
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MONOPOLY



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Occupying a desirable position within the semi-rural village of Treuddyn, this exceptional five bedroom, three storey detached family home forms part of an exclusive cul-de-sac development and is offered for sale with no onward chain. Finished to a high specification throughout, the property offers generous and versatile accommodation perfectly suited to modern family living. In brief, the accommodation comprises an impressive entrance hallway, living room with multi-fuel burner, an additional sitting room, and a stunning open plan kitchen/dining/family space fitted with high quality integrated appliances, complemented by a utility room and downstairs WC. To the first floor are four well-proportioned double bedrooms, two benefitting from en-suite facilities, along with a contemporary family bathroom. The second floor hosts a superb principal suite with dressing area and a luxurious four-piece en-suite featuring 'his and hers' sinks and a freestanding bath. Externally, the property is approached via a driveway providing ample parking, alongside a detached double garage with electric doors. To the rear is a generous and private landscaped garden, predominantly laid to lawn, offering an excellent degree of seclusion. Erw Ffynnon enjoys a peaceful setting surrounded by open countryside, with scenic walks on the doorstep. The nearby market town of Mold offers a wide range of amenities including shops, schools, restaurants and leisure facilities, while excellent road links provide convenient access to Wrexham, Chester and the wider North West.

- NEWLY BUILT FIVE BEDROOM DETACHED FAMILY HOME
- HIGH SPEC FINISHED THROUGHOUT
- MODERN KITCHEN/DINING/FAMILY ROOM WITH INTEGRATED APPLIANCES
- UTILITY AND DOWNSTAIRS WC
- DOUBLE BEDROOMS WITH THREE HAVING EN-SUITE
- MODERN FAMILY BATHROOM
- PRINCIPAL SUITE WITH DRESSING AREA
- LANDSCAPED GARDENS TO FRONT AND REAR
- DETACHED DOUBLE GARAGE AND SPACIOUS DRIVEWAY
- SOUGHT AFTER SEMI-RURAL VILLAGE LOCATION



Entrance Hall

Composite door and side panel leads into a spacious entrance hallway with exposed wooden turn-case stairs rising to first floor with under stairs storage cupboard. Carpet flooring, recessed LED lighting, panelled radiator and engineered oak doors leading to the living room, sitting room and kitchen/dining area.

Living Room

UPVC double glazed bay window to the front elevation. Multi-fuel burner set on a granite hearth, carpeted flooring, recessed LED lighting and panelled radiator.

Sitting Room

UPVC double glazed bay window to the front elevation. Carpeted flooring, recessed LED lighting and panelled radiator.

Kitchen/Dining/Family Room

Generous kitchen/dining/family room with a fitted 'Howdens' kitchen housing a range of wall, drawer and base units with quartz work surface over, incorporating a 1.5 stainless steel sink unit with mixer tap over. Integrated appliances to include two eye-level 'Neff' hide and slide ovens, 'Smeg' induction hob with fitted extractor over, dishwasher and fridge freezer. There is an integrated breakfast bar area leading into the dining area with parquet effect LVT flooring throughout along with recessed LED lighting and a panelled radiator. Bi-fold doors lead to the garden area creating an indoor/outdoor feel along with uPVC double glazed window to the rear.

Utility Area

External door to the side of home and uPVC double glazed window to the rear. Housing a range of wall and base units with complimentary quartz work

surface incorporating a stainless steel sink unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Parquet effect LVT flooring, recessed LED lighting and door into downstairs WC.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set on storage. Parquet effect LVT flooring, recessed LED lighting, chrome heated towel rail, extractor and uPVC double glazed frosted window to the side elevation.

Landing Area

Spacious landing area with two uPVC double glazed windows to the front including one rising from the hallway. Carpet flooring, storage cupboard, recessed LED lighting, panelled radiator stairs to second floor, doors to four double bedrooms and family bathroom.

Bedroom Two

UPVC double glazed window to the rear elevation with views. Carpeted flooring, panelled radiator, recessed LED lighting and door to en-suite.

En-suite

Modern three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and a double walk-in mains shower cubical. Tiled flooring, chrome heated towel rail, fitted LED vanity mirror, part tiled walls, extractor fan and uPVC double glazed window to the rear elevation.

Bedroom Three

UPVC double glazed window to the front elevation. Carpeted flooring, panelled radiator, recessed LED lighting and door to en-suite.





En-suite

Modern three piece suite comprising low-level WC with concealed cistern, wash hand basin set on a vanity storage unit and a double walk-in electric shower cubical. Tiled flooring, chrome heated towel rail, fitted vanity mirror, part tiled walls, extractor fan and uPVC double glazed window to the side elevation.

Bedroom Four

UPVC double glazed window to the rear elevation with views. Carpeted flooring, panelled radiator and recessed LED lighting.

Bedroom Five

UPVC double glazed window to the front elevation. Carpeted flooring, panelled radiator and recessed LED lighting.

Family Bathroom

Spacious family three piece suite bathroom comprising low-level WC, wash hand basin set on vanity storage and 'P' shaped panelled bath with dual hose mains shower over. The space is finished with tiled flooring, partly-tiled walls, chrome heated towel rail, fitted LED vanity mirror, extractor and uPVC double glazed frosted window to the rear elevation.

Landing Area/Dressing Room

Spacious landing area which can be used as a dressing area with two Velux windows to the front and rear elevation, two eave storage cupboards, carpeted flooring, recessed LED lighting, panelled radiator and doors into en-suite and principal bedroom.

Principal Bedroom

Second floor principal bedroom suite with four Velux windows. Two panelled radiators, carpeted flooring and recessed LED lighting.

Principal En-suite

Modern four-piece suite bathroom comprising low-level WC, 'His & Hers' floating wash hand basin set on vanity storage, walk-in waterfall mains shower and free-standing bath with mixer tap over. The space is completed with fitted LED vanity mirror, recessed LED lighting with censored lighting, tiled flooring, partly tiled walls, two chrome heated towel rails, extractor and uPVC double glazed window to the side elevation.

Garage

Detached double garage with electric up and over doors, pull down ladder and storage, power, lighting and additional side access door.

Outside

Situated within a cul-de-sac in an exclusive development, a shared gravel driveway leads to the property's own private driveway, providing ample off-road parking for multiple vehicles. To the front, there is a neatly maintained lawned garden, with access to the detached double garage positioned to the right. Paved pathways provide wrap-around access to the rear, where a generous garden awaits, predominantly laid to lawn and complemented by a paved patio area - ideal for outdoor seating and entertaining. The garden also features an established tree, external up and down lighting and an outside tap. Enclosed by a combination of fencing, hedging and walls, the space offers a high degree of privacy and security.



Additional Information

The property is called 'Swn y Nant' located on Erw Ffynnon. The property is newly built and comes with a 10 year structural warranty. The home is fitted with a sprinkler system. Please note, as this is a new build property, a full Material Information Report is not yet available. All information has been provided by the developer and any further enquiries can be raised via the agent.

Important Information

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 details must therefore be taken as a guide only.





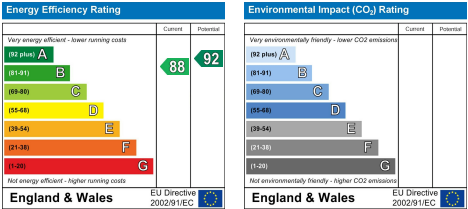


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