



Plot 8- The Beaumaris, Dol Uchaf, Mold - CH7 5LG

£795,000

Luxury Living in an Exclusive New Development

Discover an exceptional collection of ten luxury family homes, expertly designed for modern living. Each residence boasts expansive living spaces, including a stunning first-floor lounge with a double-height ceiling, a spacious open-plan kitchen, and dedicated study and snug areas.

Located just a mile from Mold and moments from Loggerheads Country Park, this development - 'The Beaumaris' - offers the perfect blend of convenience and countryside charm. Surrounded by top schools, fine dining, and scenic woodland walks, it's an idyllic setting for families.

This exceptional five-bedroom home is designed with both family life and entertaining in mind.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Area	Area (sqm)	Area (sqft)	Notes
Garage	18.00	194.00	
Office	10.00	107.64	
Entrance Lobby	5.00	53.82	
Drawing Room	25.00	269.09	
Living Room	25.00	269.09	
Dining Space	15.00	162.17	
Kitchen	15.00	162.17	
Utility	5.00	53.82	
Bedroom 1	12.00	129.17	
Bedroom 2	12.00	129.17	
Bedroom 3	12.00	129.17	
Bedroom 4	12.00	129.17	
Bedroom 5	12.00	129.17	
Bathroom	8.00	85.75	
Bathroom	8.00	85.75	
Dressing Area	5.00	53.82	
Upper Landing	5.00	53.82	
Lower Landing	5.00	53.82	
Walk-in wardrobe	5.00	53.82	
Ensuite	5.00	53.82	
Ensuite	5.00	53.82	
WC	2.00	21.53	
Wash room	2.00	21.53	
Patio	10.00	107.64	
Front Garden	10.00	107.64	
Rear Garden	10.00	107.64	
Other	0.00	0.00	
Total	180.00	1937.50	

<p>Residential Development - Land adjacent to Siglen Ucha, Ruzhin Road, Gwernymynydd, Flintshire</p> <p>Planning: House Type B1 - Ground Floor Plan & First Floor Plan</p>	 <p>Paterson Macaulay & Owens</p> <p>Chartered Surveyors</p> <p>100, High Street, Chester, CH1 1JL</p> <p>01244 274700</p> <p>www.patersonmacaulay.co.uk</p>
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