



## 10 Is Y Coed

Mold, CH7 1JJ

£320,000





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## Accommodation Comprises

The property is approached via an attractive tarmac driveway, leading onto a further slate-tiled drive that provides ample parking space. A composite front door with beautiful decorative stained-glass glazed panels welcomes you inside, setting the tone for the charm and quality that continues throughout the home.

## Entrance Hallway

Stepping into the entrance hallway, you are greeted by solid oak flooring, a coved ceiling, and a courtesy light. A storage cupboard fitted with a hanging rail offers the perfect spot for coats and shoes. The hallway also houses the alarm system controls and leads to the ground floor cloakroom.

## Cloakroom

The downstairs WC is fitted with a modern two-piece suite, including a low-flush toilet and wash hand basin with tiled splashback. A frosted UPVC window to the side elevation ensures privacy while allowing in natural light. The room features a double panel radiator, oak flooring, and a courtesy light, combining practicality with a stylish finish.

## Lounge

A warm and welcoming space, the lounge exudes character and comfort. The room boasts a large UPVC double-glazed bay window to the front elevation, flooding the space with natural light, along with an additional side window for extra brightness.

A log-burning stove, set on a granite hearth with an oak surround, serves as a stunning focal point, perfect for cozy evenings in. The oak flooring continues here, complemented by a coved ceiling, two double panel radiators, TV and telephone points, and a turning staircase leading to the first floor.

An opening leads directly into the dining area, creating a seamless flow for modern open-plan living.

## Dining Room

The dining area continues the theme of oak flooring and coved ceiling, offering generous space for a family dining table and entertaining guests. With openings to both the kitchen and the family room, this area forms the central hub of the home, ideal for hosting dinner parties or enjoying relaxed family meals.

## Kitchen

The modern kitchen is fitted with a stylish range of high-gloss wall and

base units complemented by wood-effect work surfaces and a vinyl splashback. There is plumbing for both a washing machine and dryer, an induction four-ring hob with extractor hood, and a built-in eye-level oven for convenience. Additional features include recessed spotlighting, wood-effect vinyl laminate flooring, a composite one-and-a-half sink unit with mixer tap and drainer, and a contemporary vertical radiator.

An open plan design connects the kitchen beautifully with the family room, ensuring this home feels social, connected, and filled with light.

## Family Room

A true highlight of the home, the family room features two sets of double patio doors opening out onto the rear garden, creating a wonderful indoor-outdoor living experience. The room is flooded with light thanks to the skylights and recessed spotlights, while the wood-effect laminate flooring continues the home's cohesive modern style. A continuation of the high-gloss cabinetry provides additional storage space, with room for an American-style fridge-freezer and a TV aerial socket. This is a perfect multifunctional space for relaxing, entertaining, or family gatherings.

## Stairs from lounge rise to:

## Landing

The staircase rises to a galleried landing with a feature light fitting, frosted double-glazed window to the side elevation, and coved ceiling. A built-in storage cupboard with slatted shelving provides additional practicality, and a loft access point offers further storage potential.

## Bedroom One

A generous and stylish double bedroom featuring wood-effect laminate flooring, built-in wardrobes with sliding doors, and ample storage with hanging rails and shelving. A double-glazed UPVC window with side openers overlooks the front elevation, while a double panel radiator and central ceiling light complete the space.

## En Suite

The en suite is fitted with a three-piece suite comprising a fully tiled shower enclosure with a mains shower attachment, a pedestal sink, and a low-flush WC.

Finishing touches include vinyl flooring, partial wall tiling, a frosted double-glazed window, extractor fan, and radiator.

Tel: 01352 700070

### Bedroom Two

A bright and spacious double bedroom positioned to the rear of the home, offering lovely views of the tree-lined backdrop. The room features wood-effect laminate flooring, UPVC double-glazed window with side openers, double panel radiator, and ample space for wardrobes and bedroom furniture.

### Bedroom Three

A charming single bedroom, ideal for a child's room, guest space, or home office. It features a double-glazed UPVC window to the front elevation, double panel radiator, and central ceiling light point.

### Family Bathroom

Beautifully appointed with a three-piece suite, the family bathroom includes a large double shower enclosure with both a waterfall shower head and hand-held attachment, pedestal wash basin, and low-flush WC. Additional details include wood-effect vinyl flooring, partial wall tiling, frosted double-glazed window, radiator, extractor fan, and wall-mounted shaver socket.

### Outside

The gardens are an exceptional feature of this home. A beautifully landscaped haven that perfectly mirrors the elegance and warmth of the interiors. Designed with both relaxation and entertaining in mind, the space offers a rare combination of peace, privacy, and year-round beauty. A sweeping level lawn stretches across the rear of the property, framed by mature trees and vibrant, well-established borders that burst with colour and texture through the changing seasons. The result is a tranquil green outlook that feels wonderfully secluded, a private retreat just moments from town life. Directly accessible from the main living area, a smartly paved patio forms a natural extension of the home, ideal for al fresco dining, summer gatherings, or simply unwinding in the evening sun. Elegant steps lead

to a raised terrace, beautifully edged with lush planting the perfect spot for a morning coffee, afternoon reading, or a quiet moment surrounded by nature.

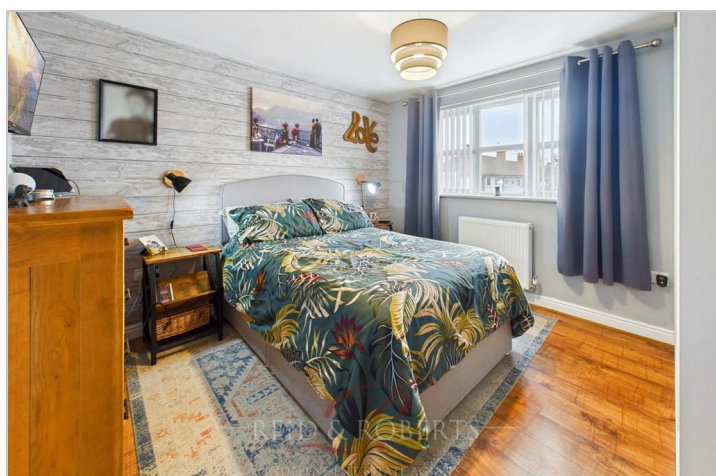
Every inch of this thoughtfully designed outdoor space has been created to blend style with practicality offering generous room for family enjoyment, social occasions, and serene solitude alike. A true garden sanctuary, it completes Is y Coed's sense of harmony and balance, enhancing the lifestyle this remarkable home provides.

### Garage

The property includes an electric up-and-over garage door, pitched roof providing extra storage, and full light and power supply. It also houses the battery system for the solar panels and the hot water tank for the air source heat pump making this home both energy-efficient and future-ready.

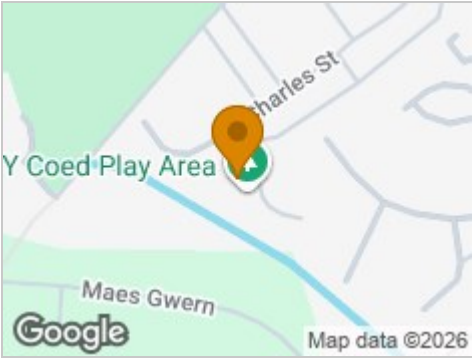
### EPC Rating A

### Council Tax Band





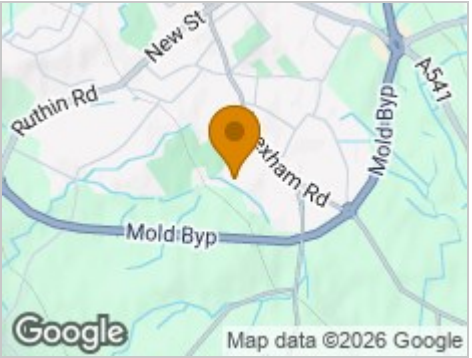
Road Map



Hybrid Map



Terrain Map



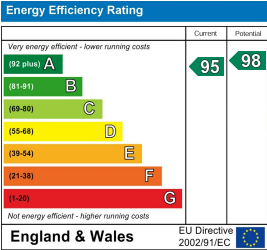
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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