



## Aysgarth Clayton Road

Mold, CH7 1SX

Offers Over £390,000



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## Property Description

Reid & Roberts are delighted to present this beautifully maintained and deceptively spacious three-bedroom detached family home, occupying a generous plot within a sought-after residential location. Flooded with natural light throughout and enjoying a warm, welcoming atmosphere, this superb home offers the perfect balance of comfort, practicality and space for modern family living.

Boasting versatile accommodation, ample off-road parking, a substantial rear garden, a garden room/home office and attractive countryside views, the property provides an enviable lifestyle both inside and out. The bright and airy living spaces have been thoughtfully arranged to create a home that is equally suited to everyday family life, entertaining guests or simply relaxing and enjoying the peaceful surroundings.

Externally, the property continues to impress with its extensive mature gardens, offering a wonderful sense of privacy and seclusion, whilst still remaining conveniently located for local amenities, schools and transport links. Combining generous proportions, excellent outdoor space and a light-filled interior, this is a fantastic family home that must be viewed to be fully appreciated.

## Accommodation Comprises

The property is approached via a tarmac driveway providing off-road parking for several vehicles and leading to an enclosed entrance porch.

### Entrance Porch

A uPVC double-glazed front door with glazed panels opens into the porch, which benefits from a frosted double-glazed uPVC window to the front elevation, tiled-effect vinyl flooring and a central ceiling light. A timber door with frosted glazed panels and feature porthole-style window leads through to the main reception hallway.

### Reception Hallway

The welcoming reception hallway provides access to the principal ground floor accommodation and features attractive wood-effect LVT flooring, a double-panel radiator and a turned staircase rising to the first-floor accommodation. The staircase has been tastefully panelled and painted, adding character to the space. An understairs storage cupboard offers useful storage and houses plumbing for a washing machine, whilst a central ceiling light and smoke alarm complete the room.

### Downstairs WC

The ground floor cloakroom is fitted with a two-piece suite comprising a low-flush WC and wall-mounted wash hand basin with mixer tap and tiled splashback. The room benefits from continuation of the wood-effect LVT flooring, decorative dado rail, central ceiling light and houses the property's fuse box and electric meter.

### Dining Room

Situated to the front of the property, the dining room is a spacious and versatile reception room offering ample space for a family dining table and additional furnishings. The room features wood-effect LVT flooring, a double-glazed uPVC window to the front elevation, coved ceiling, central ceiling light and double-panel radiator. A recessed chimney breast with tiled surround creates an attractive focal point and offers space for an electric fire if desired.

## Lounge

A particular feature of the property is the impressive lounge, which has been extended to create a generous family living space. Bright and airy throughout, the room enjoys a dual aspect with two double-glazed leaded uPVC windows to the side elevation and sliding patio doors opening directly onto the rear garden. A cast-iron log-burning stove is set upon a marble tiled hearth with brick-slip inset and timber beam over, creating an attractive focal point. Further features include wood-effect LVT flooring, two double-panel radiators, four wall lights, central ceiling light, television point and ample space for family seating.

## Kitchen

A particular feature of the property is the impressive lounge, which has been extended to create a generous family living space. Bright and airy throughout, the room enjoys a dual aspect with two double-glazed leaded uPVC windows to the side elevation and sliding patio doors opening directly onto the rear garden. A cast-iron log-burning stove is set upon a marble tiled hearth with brick-slip inset and timber beam over, creating an attractive focal point. Further features include wood-effect LVT flooring, two double-panel radiators, four wall lights, central ceiling light, television point and ample space for family seating.

## First Floor Accommodation

### First Floor Landing

The landing is a bright and spacious area with natural light provided by frosted double-glazed uPVC windows to both the front and side elevations. The landing includes a loft access hatch, central ceiling light, smoke alarm and an airing cupboard housing the immersion heater and fitted shelving.

### Principal Bedroom

The principal bedroom is an excellent-sized double room enjoying pleasant views over the rear garden and surrounding countryside. Character features include a decorative Victorian-style cast iron fireplace and attractive arched alcove. The room further benefits from carpeted flooring, picture rail, television point, central ceiling light, single-panel radiator and ample space for wardrobes and additional bedroom furniture.

### Bedroom Two

A further generous double bedroom positioned to the front of the property. The room offers ample space for bedroom furnishings and benefits from carpeted flooring, coved ceiling, central ceiling light, single-panel radiator and double-glazed uPVC window to the front elevation.

### Bedroom Three

Overlooking the rear garden, the third bedroom is a versatile room which could be utilised as a single bedroom, nursery, home office, dressing room or guest bedroom. The room enjoys countryside views and features carpeted flooring, coved ceiling, central ceiling light, single-panel radiator and double-glazed uPVC window to the rear elevation.

### Family Bathroom

The family bathroom is beautifully presented and fitted with a modern three-piece suite comprising a panelled bath with mixer tap, electric shower over with fully tiled surround, low-flush WC and vanity unit incorporating storage drawers and a countertop wash hand basin with mixer tap. Additional features include

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parquet-style chevron vinyl flooring, chrome ladder-style heated towel rail, inset ceiling spotlights, extractor fan and two frosted double-glazed uPVC windows to the rear elevation.

#### External

##### Front Garden

To the front of the property is a further lawned garden featuring a mature tree and established hedging, whilst the tarmac driveway provides excellent off-road parking for multiple vehicles.

##### Rear Garden

The property enjoys a particularly generous rear garden which provides an excellent space for families, entertaining and outdoor enjoyment. Directly accessed from the lounge via sliding patio doors, the garden is arranged over two tiers. The upper section is predominantly laid to lawn and provides ample space for outdoor seating and relaxation. It also benefits from a versatile garden room, currently utilised as a home office, complete with internet connectivity, electric power and heating, making it ideal for those working from home, pursuing hobbies or requiring additional flexible space. Stepping stones lead to the lower garden area, which is again mainly laid to lawn and currently accommodates a chicken enclosure together with useful garden sheds and storage buildings.

The garden is bordered by an abundance of mature trees, established hedging, shrubs and fruit trees, creating a private and attractive outdoor environment with a wonderful sense of maturity and seclusion.

##### Council Tax Band - F

##### EPC Rating - D

##### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

##### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

#### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

#### Looking For Mortgage Advice?

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#### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

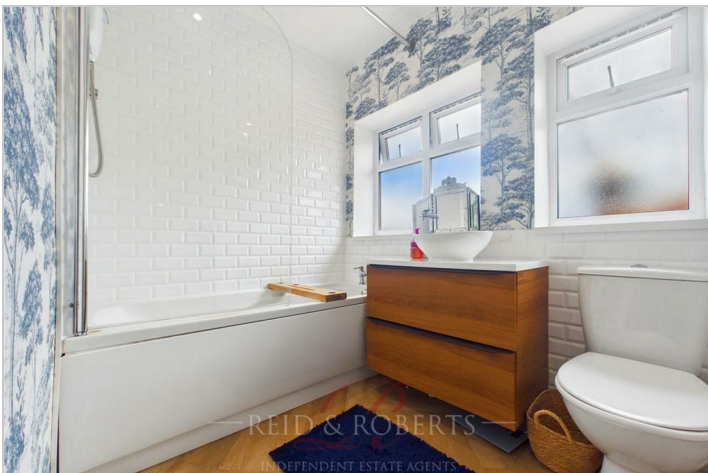
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#### Services

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#### Tenure Information

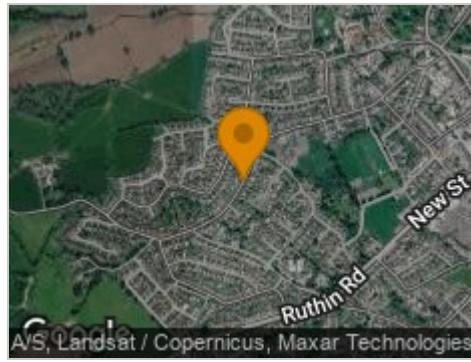
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



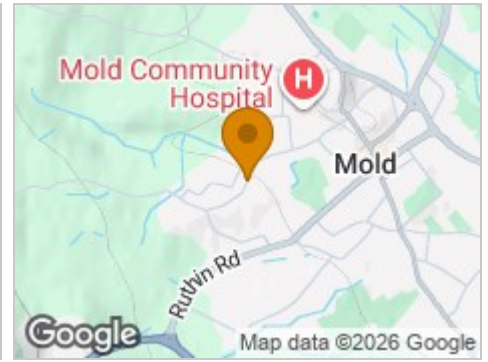
## Road Map



## Hybrid Map



## Terrain Map



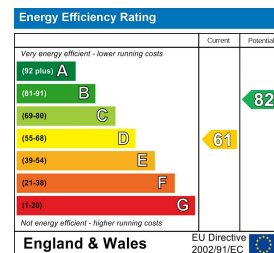
## Floor Plan



## 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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