

Town & Country

Estate & Letting Agents

Ffordd Yr Hydref, Mold

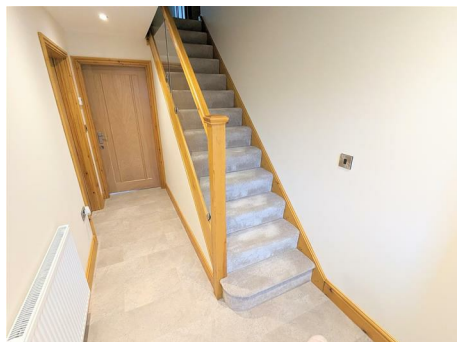
£460,000



Located in a quiet cul de sac, close to the Mold town centre, this sought after and prestigious, Four double bedroom detached Whitley home is located on a larger than average plot and was only completed under two years ago. Ffordd Yr Hydref is finished to a very high quality including upgrades in multiple areas of the home including glass and wooden banisters, karndean flooring, doors, utility room and high furnishings in the bathrooms and kitchens. The property briefly comprises an entrance hall, living room, kitchen/dining room, utility room, downstairs wc, first floor landing, Four double bedrooms, two bathrooms and a large, beautifully landscaped rear garden with off road parking to the front for multiple cars. The property must be viewed to be appreciated and viewings can only be organised through the office directly.

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Entrance Hall

Enter into the hallway and be greeted by a beautiful karndean flooring, radiator, stairs rising to the first floor landing and solid wooden doors providing access to the kitchen and living room.



Living Room

10'9" x 19'0"

A bright and spacious living area with a large bay window to the front and a radiator.



Kitchen/Dining Room

20'8" x 12'8"

This fantastically spacious room incorporates a dining area and features the continued tiled flooring, wooden base wall and drawer units, composite sink and drainer with mixer tap, wooden counter top, sliding pantry cupboard, integrated appliances including; fridge freezer, oven, microwave, burner gas

hob with extractor fan above and a dishwasher. Double glazed patio doors and a double glazed window to the rear provide an abundance of light as well as access to the recently landscaped rear garden and wooden doors lead to the utility with downstairs WC and an under stairs storage cupboard.



Utility Room

5'10" x 7'5"

With tiled flooring, a composite sink and drainer with mixer tap, wooden base and wall units, wooden counter top, space for a washing machine and dryer, radiator and doors leading to the rear garden and downstairs WC.

Downstairs WC

2'9" x 5'10"

With a low level WC, wash hand basin and a radiator



First Floor Landing

Glass banistered lined stairs rise up from the entrance hall to the first floor landing that has doors leading to all

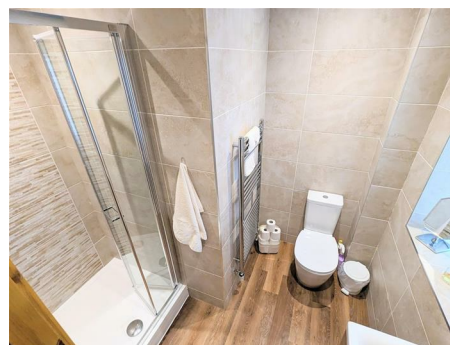
four double bedrooms, bathroom, spacious airing cupboard with slatted shelving and a double sized loft hatch leading to attic storage.



Bedroom One

15'1" x 10'9"

With a window to the front, radiator, built in sliding wardrobes and a door leading to the ensuite.



Ensuite

6'1" x 7'11"

Comprising wooden karndean flooring, fully tiled walls, shower enclosure with thermostatic shower, wash hand basin with floating storage, low level WC, chrome heated towel rail and an opaque window to the front.



Bedroom Two

9'6" x 12'5" excluding wardrobes

With a window to the front, integrated wardrobes and a radiator.



Bedroom Three

10'6" x 12'9"

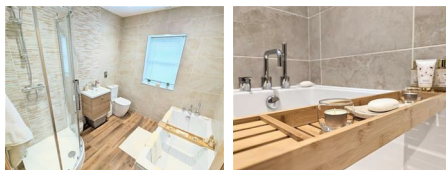
With a window to the rear, integrated wardrobes and a radiator.



Bedroom Four

11'1" x 8'8"

With a window to the rear and a radiator.



Bathroom

7'3" x 9'1"

With wooden karndean flooring, fully tiled walls, larger than average bathtub with integrated shower, separate corner shower enclosure with thermostatic head, wash hand basin with floating storage under, low level WC, chrome heated towel rail and an opaque window to the rear.



Externally

To the front of the property is a well manicured lawn, off road parking for multiple cars, integral garage access via an up and over door with light and power, access to the rear garden through a wooden gate and access to the entrance hall through a composite front door.

The rear garden has recently been fully landscaped to incorporate multiple large patio seating areas, timber framed raised beds, slate chippings, artificial lawn and multiple trees to enjoy the sun throughout the day for as long as possible.

Services

The agents have not tested any of the appliances listed in the particulars.

To Arrange A Viewing

Strictly by prior appointment with Town & Country Chester on 01244 403 900

To Make An Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Mortgage Advice

Town & Country Estate Agents can offer you FREE advice on a full range of Mortgage and Insurance Products and can save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around.

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