

Town & Country

Estate & Letting Agents

Queen Street, Mold

Offers In The Region Of



VIRTUAL TOUR AVAILABLE... Set in an exclusive private cul-de-sac with fantastic commuter links, this imposing Georgian style residence standing within extensive grounds of about 0.5 acre has internal accommodation comprising: five reception rooms, kitchen / breakfast room, utility and cloakroom, four bedrooms to include guest bedroom with en-suite, family bathroom and study / home office with the benefits of UPV double glazing & oil central heating. Externally is a detached double garage, and additional brick outbuilding extensive private gardens made up of lawn, mature shrubs & trees, gravelled seating areas and a kitchen garden. Sold with the benefit of NO ONWARD CHAIN.

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Location

VIRTUAL TOUR AVAILABLE... Located in a semi rural position on the periphery of the village, five miles from Mold, the property forms part of an area noted for its large modern family residences of individual design and set within large gardens. The village has a local shop and primary school whilst Mold provides a wide range of shopping facilities and secondary schools. Chester is some 14 miles distant and the A55 Chester By Pass some 7 miles enabling ease of access for those wishing to commute on a daily basis.



Externally Front

The property is approached through automatic wrought iron gates leading to a tarmac drive leading to a double garage and a further brick outbuilding, with attractive and well tended lawn area and foot path leading to the front of the property. To the side of the driveway is an additional set of double gates allowing access to and from the property.

Entrance Hall

With wood turned balustrade staircase rising to first floor accommodation, doors off opening to Kitchen, Music room/ sitting room and dining room and a single panelled radiator.



Lounge

14'6 x 13'

With two Georgian style UPVC double glazed windows overlooking the front elevation, Living flame effect log burner with Adams style surround and marble hearth, a radiator and feature moulding and cornice to the ceiling.



Dining Room

15'10 x 13'

A dual aspect room with Georgian style UPVC double glaze windows to the front and side elevation, a recessed fire grate with log effect Living Flame gas fire standing on a marble hearth, double panelled radiator, double doors leading through to the snug and in turn the music/ sitting room.



Snug

13' x 11'10

Again with Georgian style double glazed windows overlooking the side elevation, a radiator, a glazed service hatch into the kitchen and glazed double doors leading to the music/ sitting room.

fireplace with exposed brick surround and raised hearth, a radiator, decorative window to the rear elevation and a further double glazed window to the front.



Summer Room/ Bar

15'x 12'10

Deep square bay window with banquette seating below, fitted bar, radiator and double glazed French doors leading to patio,



Sitting Room/ Music Room

17'8 x 15'8

With exposed floorboards, a Living Flame log burner in ornate surround, window overlooking the rear elevation and double glazed French doors leading to a rear patio. Doors off to the summer room/ bar and the Study/Library.

Study/ Library

15'10 x 11'5

With a continuation of the floor from the music room, recessed



Kitchen/ Breakfast Room

15'11 x 11'7

Fitted with a range of white wall, base and drawer units with ample work surface space houses a one and half bowl stainless steel drainer and sink unit with mixer tap above, wrapping round to incorporate a breakfast bar. Space for a range cooker with extractor fan above, plumbing installed for dishwasher, dresser style unit with central display cabinet, built in fridge

and further display cabinet. Partially tiled walls, ceramic tiled flooring, service hatch radiator, window overlooking the rear elevation and a door off leading to the utility room and in turn downstairs cloaks.

Utility Room

With a continuation of the ceramic tiled flooring, space for an American style fridge/freezer, space and plumbing for a stacked washing machine and tumble dryer, door off to the downstairs cloaks and a UPVC double glazed door opening to the side elevation.

Cloaks/ WC

Again with a continuation of the ceramic tiled flooring, fitted with a low level dual flush WC, wash hand basin with wall mounted vanity below, partially tiled walls and an opaque UPVC window to the rear elevation.

First Floor landing

An L shaped landing area offering a degree of privacy to the guest suite, doors of to a further three bedrooms, the family bathroom and a further home office.



Bedroom Two

16'2 x 12'10

Two Georgian style double glazed windows, a range of fitted units to include two double door wardrobes, two fitted chest of drawers, three double fitted wardrobes, drawer unit with mirror and a radiator



Bedroom One

12'10 x 16'3

Two double glazed Georgian style windows overlooking the front elevation, panel glazed door off leads to the dressing room.

Dressing Room

Fitted with a range of modular units and a feature porthole window overlooking the front elevation.



Guest Suite

10'10 x 9'10

Double glazed window overlooking the rear elevation, radiator, an arched throughway leads to a dressing area fitted with a range of wardrobes and drawer units, a further door leads to the impressive en suite bathroom.



En suite

Fitted with a white four piece suite comprising a freestanding roll top bath with mixer tap and handheld shower above, pedestal hand wash basin, a step up to a corner shower unit with a thermostatic shower and a low level WC. Partially tiled walls, ceramic tiled flooring, an opaque window overlooking the front elevation and radiator.



Bathroom

Installed with a five piece white suite comprising of double panel bath with mixer tap and hand held shower standing on a raised plinth, pedestal wash hand basin, bidet and low level WC, shower cubicle with steamer and radio, chrome heated towel rail and an additional radiator, partially tiled walls and an opaque UPVC window to the rear elevation



Bedroom Four

12'10 x 11'7

Fitted with a range of beech fitted units, comprising wardrobes and a desk unit, a radiator, a double glazed window over looks the front elevation.





Rear Garden

Well maintained rear gardens are comprised of extensive lawns and kitchen garden., surrounded by mature trees and shrubs. Adjoining the summer room / bar is a wide patio with a raised garden area beyond with pond and waterfall. There is a further water feature outside the bay window with feature lighting. A further gate leads to a secluded gravel area complete with raised decking area with greenhouse and shed.



Double Garage

18' x 17'6

Metal up and over door to the front, electric light, water and power installed. In addition, there is a brick garden building supplied with power and a light.

Please Note

Heritage Square is a small cul-de-sac leading to four properties, there is a tarmac road which is the shared responsibility of the four owners.

Services

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

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees,

although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	