

**NEW**  
Home4U



**NEW HOME4U**.co.uk  
*The People's Estate Agent*

## 28 Church Meadow Mold, Clwyd CH7 5HX

Are you looking for a 3 bed detached family home that's ready for you to put your own stamp on it, sitting on a large corner plot in an attractive village location with a spacious lounge, a huge conservatory overlooking a stocked & varied oriental styled garden.....then we really do have a NewHome4U

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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

I have yet to hear a bad word said about Rhydymwyn as a place to live, being rural and yet so convenient for Mold and having that indefinable community spirit that is the reason so many people leave city locations. It also seems that once they arrive here they do not want to leave which is why when homes like this become available, you are advised to be quick because people hold onto them for years, just like these have. This example, though slightly dated in its features and appearance, presents the sort of opportunity so many of us are seeking.....a place you can make and call 'your own'.

\*\*\* Remember, you can buy a modern new build home that's done to a high standard, but would you have chosen the tiles, the kitchen units, the floors, the bathroom suite??? You pay a premium for someone elses taste.....where as you can buy Church Meadow and make it just how you want - and you are able then to live there comfortably day in day out while not resenting someone elses choice.....makes sense doesn't it :) \*\*\*

A wide and open lawn surrounds this corner plot in a quiet residential road with large shrubs in half barrels and a cleverly sited hedge giving privacy to the side area. A broad drive caters adequately for car parking needs on the lead up to the door of the attached garage and from where a canopy runs across the front elevation providing shelter for carol singers; or even for you as you unload the shopping.

Opening the fully glazed aluminium front door we step into the inner hallway with its high quality wood laminate floor and staircase to the left. Beneath the stairs is an open storage space housing all the general 'stuff' to whom every home plays host.

Opposite here to the right is the door into the lounge/dining room, where the laminate flooring continues. This large room is currently configured solely as a lounge, the home's two occupants choosing to dine at a table in the kitchen but should your family needs make this impractical it remains plenty big enough to fulfil both roles with aplomb. A large picture window to the front dispels any possibility of gloom and the attractive wooden fire surround and mantelpiece containing the living flame effect electric fire provides the illusion of warmth even though the actual heat largely comes from the oil fired central heating.

Towards the rear of the home the room widens out into what would be the dining area, kept equally bright by the large sliding patio doors opening into the enormous conservatory. Actually, this is more than just a conservatory; this is a room in its own right and a very pleasant one too. With large sliding doors to one side and opening windows to the other it really does, to use a cliché, bring the outdoors indoors and allows enjoyment of the lovely and very private garden whatever the weather.

The kitchen is accessed from the other door in the hall and this room, while being pleasantly large is beginning to show signs of age. Not in its condition because it has evidently been fastidiously cared for, but in the style and level of equipment on offer. For example the kitchen units are not matching, having been obviously added to over a period but remain functional none the less. There is also none of the integrated white goods so popular today but everything here is in perfect order. However as the kitchen is frequently the target of the early improvements undertaken by new purchasers, this is probably not the issue it may initially appear. One feature from the period that it retains, is the serving hatch through into the dining room. So unfashionable these days that they are rarely found, I never quite understood their fall from grace. Food leaves the kitchen piping hot and moments later, arrives at the table in the same state. And after all, who wants a cold Sunday lunch?

A covered alcove outside the back door protects the door into the rear of the garage. This, like most of its type serves more as a storage area than garage and currently plays host to a large chest freezer, additional fridge and tumble drier, before we come to the more obvious tools, lawn mowers and paint tins ad infinitum.

Moving into the enclosed rear garden we discover this home's ace card. The space is intricately laid out with a maze of different coloured and textured shrubs, flowers and low dividing hedges concealing areas of decorative gravel and featuring a wealth of tasteful stone ornaments in various styles. Chaotic? Not at all, but interesting and undeniably attractive.

Returning indoors and climbing the stairs the first door we find reveals the smallest of the bedrooms. Overlooking the side of the home this is a very comfortably sized single room which could, without too much trouble be pressed into service as a double, though additional free standing furniture would need to be kept to a premium.

At the far end of the landing is a large airing cupboard which also houses the hot water storage tank, while to our left lies the bathroom. This, like the kitchen is a little out-dated but none the less remains serviceable, offering a pedestal hand basin, lavatory and corner bath with an electric shower above. As elsewhere in the home, any program of refurbishment would almost certainly include here but with everything in good working order the need to rush is removed.

Opposite here and looking out over the beautiful rear garden is the first of the large double bedrooms. Louvre doors conceal fitted cupboards which provide additional storage while the remainder of the room easily accommodates large chests of drawers along with the big double bed with its bedside cabinets.



Finally we come to the front facing master bedroom. This is a large and luxurious space, underlined by its ability to accommodate a double bed with bedside cabinet, large linen basket, small armchair, two chests of drawers and two free standing wardrobes. All this while still leaving floor space free – something you would never find in a new build home and something that cannot be added on in any refurbishment program.

Useful information:

COUNCIL TAX BAND: E

ELECTRIC & GAS BILLS: £35pm Elec; Approx £1,000pa Oil

WATER BILL: £722.76

\*\* Approximate costs for services will fluctuate depending on your usage \*\*

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a chance to take over a home and place your own individual stamp upon it. Yes, there are some items that do need attention but these tend to be in the areas most likely to be altered anyway in your personalising of the home. As a starting point it offers the chance to make whatever you want it to be and in a location you thought you could never afford. Rhydymwyn is a terrific place for kids to grow up and has a thriving community scene negating the need to travel further afield but, should you still be saddled with the yoke of commuting, its position on the network of major roads makes light work of this. So it is where you want it to be and can be made into the home you want it to be. What more is there to consider?

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 \*\*\*\*\* STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY??

1. WE GIVE YOU PROFESSIONAL PHOTOS (not me with a camera!)
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK & with the
3. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ?? )

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
  2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
  3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
  4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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