



## Maes Glas

St Marys Park,  
Mold, Flintshire CH7 1FP

Price  
£214,950

Occupying an attractive position to the head of this small cul-de-sac, a highly appointed three bedroom detached house with enclosed south facing garden and off road parking for three cars. Forming part of this popular modern estate on the periphery of Mold, being not directly overlooked to the front and about a mile from the town centre. Providing well presented family accommodation with gas fired central heating, double glazing, modern fittings throughout and the remaining balance of the NHBC Warranty. Originally dating from 2013, the property in brief provides: reception hall with large cloakroom/wc, attractive lounge, a spacious fitted kitchen dining room with range of integrated appliances and useful utility cupboard and access to the garden, first floor landing, master bedroom with pleasant views, walk-in wardrobe and luxury en suite, two further good sized bedrooms and well appointed family bathroom. **INSPECTION HIGHLY RECOMMENDED.**

## LOCATION

Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

## THE ACCOMMODATION COMPRISES:

Panelled composite door to:

### RECEPTION HALL

2.24m x 1.63m (7'4" x 5'4")

Staircase to the first floor and panelled radiator.

### CLOAKROOM / WC

1.78m x 1.09m (5'10" x 3'7")

Fitted with a contemporary white suite comprising wash basin and low level wc. Extractor fan and radiator.



### LOUNGE

4.90m x 3.35m (16'1" x 11')

Wide double glazed window to the front with semi-rural aspect across to nearby countryside, wall mounted coal effect electric fire with remote control, tv aerial point, telephone point and radiator. Door to:



### KITCHEN DINING ROOM

5.69m X 2.82m extending to 3.35m maximum (18'8" X 9'3" extending to 11' maximum)

Well appointed with a range of soft cream high gloss fronted base and wall units with contrasting walnut effect work tops incorporating breakfast bar. Inset stainless steel sink unit with mixer tap and range of integrated Smeg appliances to include inset four ring stainless steel gas hob with matching splash back and cooker hood above, electric oven beneath, fridge freezer and dishwasher. Tiled floor, tv aerial point, radiator, double glazed window and double glazed french doors to the rear garden. Cupboard housing a gas fired condensing boiler serving the domestic hot water and central heating systems.



### UTILITY CUPBOARD

A very useful walk-in cupboard with plumbing installed for washing machine and space for tumble dryer. Panelled radiator and extractor fan.

### FIRST FLOOR

#### LANDING

Double glazed window, airing cupboard with pressurised hot water cylinder tank.

#### BEDROOM ONE

3.35m x 3.02m (11' x 9'11")

Double glazed window to the front with pleasing views across to nearby countryside. Deep walk-in wardrobe (1.60m x 1.07m / 5'3" x 3'6") with fitted shelving and hanging rails. Panelled radiator and telephone point.



#### EN SUITE SHOWER ROOM

2.21m x 1.57m (7'3" x 5'2")

Fitted with a white suite comprising large walk-in double cubicle with glazed screen and high output shower, range of fitted cabinets to one wall with oak effect finish with semi-recessed wash basin with mixer tap and low level wc with concealed cistern.

Attractive part tiled walls, extractor fan, shaver point, double glazed window and radiator.



#### OUTSIDE

The property occupies a corner position with low maintenance front garden areas with paved paths to the front door with light and gate to the side leading through to the rear garden.



#### BEDROOM TWO

3.35m x 2.54m maximum (11' x 8'4" maximum)

Double glazed window overlooking the rear garden, fitted double wardrobe unit with sliding mirrored doors and panelled radiator.



#### AGENT'S NOTES

Flintshire County Council - Council Tax Band E.

#### DIRECTIONS

From the Agent's Mold Office, proceed along New Street and thereafter onto Ruthin Road. After approximately half and mile, take the left handed turning into Ffordd Newydd (St Mary's Park). Take the second right handed turning into Llys Ambrose and follow the estate road into the new development and thereafter take the first right into Maes Glas. The property will be found at the end of the road on the right hand side.

#### BEDROOM THREE

2.54m x 2.24m (8'4" x 7'4")

Double glazed window overlooking the rear with views of the garden, telephone point and panelled radiator.



#### DRIVE

Tarmacadam driveway located to the front and rear of the property. The drive to the rear provides off road parking for two cars with additional gated entrance to the rear garden. The driveway to the front provides parking for one vehicle.

#### REAR GARDEN

A good sized and enclosed rear lawned garden with panelled fencing to all sides and enjoying a southerly aspect. Paved paths and patio area, timber garden shed, outside light and tap.

#### VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Amended AIS

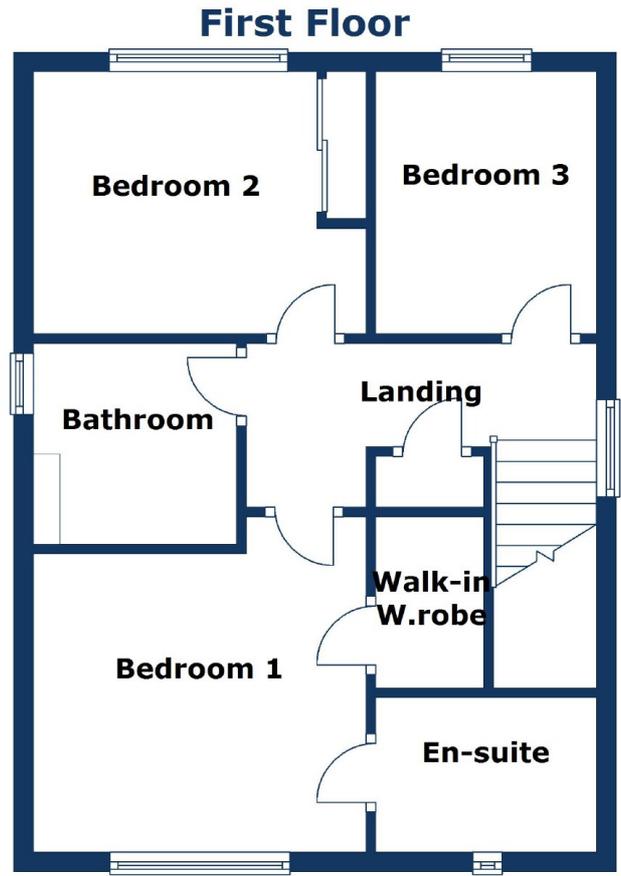
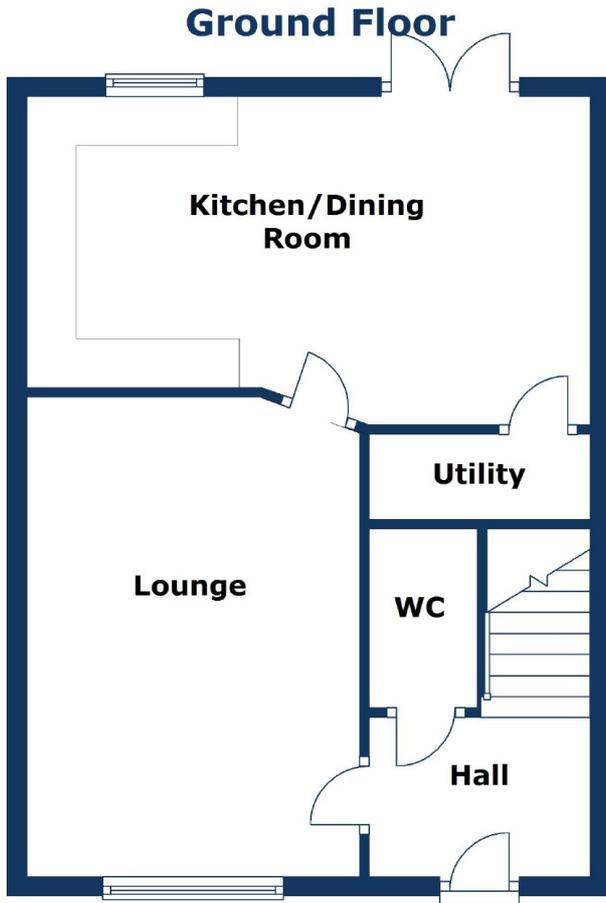


#### BATHROOM

2.03m x 2.01m (6'8" x 6'7")

Fitted with a quality white suite comprising panelled bath with large glazed screen and Mira electric shower, range of fitted cabinets to one wall with light oak effect door fronts, semi recessed wash basin and low flush wc. Attractive part tiled walls, extractor fan, double glazed window and radiator.





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**Misrepresentation Act 1967**

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