



## 12 Ffordd Fer Mynydd Isa, Flintshire CH7 6XQ

Are you looking for a spectacular detached family home with 3 or 4 beds in a desirable area, imaginatively extended, beautifully refurbished, a separate lounge, stunning kitchen/dining room and a living area with solid oak floors, gorgeous wooden doors throughout.....this really is a fabulous NewHome4U

- THREE / FOUR BEDROOM DETACHED FAMILY HOME
- SOLID OAK FLOORS
- A HANDY UTILITY ROOM
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- LOUNGE WITH CONTINENTAL STYLE LOG BURNER
- NIGHT & DAY BLINDS THROUGHOUT
- GOOD SIZED UPSTAIRS BEDROOMS
- DOWNSTAIRS BEDROOM / OR OFFICE / GAMES ROOM
- STUNNING OPEN PLAN FITTED KITCHEN / DINING ROOM / SITTING AREA
- GAS COMBI CENTRAL HEATING

**Offers in excess of £269,995**



FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

**\*\* Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy \*\***

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Suburban homes can sometimes look a bit "samey" but then one comes along to shake things up a bit and show you that with effort and imagination they can be given real character and made to stand out from the crowd. If you don't believe me, take a look at this beauty. Extended to the side to provide an additional room as an extra bedroom, additional lounge or whatever you need, this extension also houses a full sized shower room giving it the potential to become a self contained annexe for an aged parent if desired. What is plain is the level of flexibility afforded by this lovely home. Whatever the needs of your family, it will accommodate them.

To the front of this home is a hugely wide entrance opening onto a spacious area with sufficient room for numerous parked vehicles and which is flanked by a small lawn with established bushes and shrubs around the perimeter, before finishing at the detached garage to one side of the home.

The front elevation clearly shows the extent of the extension (if you see what I mean) as this section is clad with Cedral lap boards; a composite of concrete with the appearance of wood planking providing additional insulation and that is able to be painted the colour of your choice.

Opening the wood composite front door we step into the inner hall and are immediately struck by the genuine oak floor giving an air of solidity and permanence while remaining very attractive.

Passing the stairs which rise on our right we turn right beneath them into the extended portion of the home and are greeted by a high quality laminate floor and a feature wall of contemporary patterned tiles with down-lighters highlighting the novel appearance. Currently used as a second lounge or study, this room would make a splendid double bedroom for someone for whom stairs are beginning to become problematic, further aided in this by the self contained shower room off it. This is very attractively appointed with a hand basin, lavatory and shower cubicle with a twin headed rain shower that draws its hot water directly from the home's heating system.

Opposite here is the main lounge, a large room with a picture window overlooking the front of the home. In common with all other windows in the home this features 'Night & Day' blinds, a clever and very effective system giving privacy or light at a stroke without the faff of conventional blinds, which are rarely a success. There is easily enough space in here to cope with one of the massive sofas in vogue today but which can frequently overpower a room. The main focal point of the room is the wood burning fire, set into the wall in the continental fashion rather than standing proud and taking up space. This sits on a marble hearth and is surrounded by a very attractive slate effect fireplace.

Next we come into the kitchen. Or rather, the kitchen end of a huge space, incorporating the dining room and an extended portion giving additional living space. This open plan style of living is becoming more popular and works extremely well; as the kitchen is where people naturally congregate it makes sense to make it as large and comfortable as possible. The almost new looking fitted units are laid out in a 'U' shape and incorporate an integrated fridge/freezer and dishwasher, with an electric ceramic hob and fan oven beneath with the whole being overseen by the long picture window looking out over the garden.

Moving into the dining section it is refreshing to see somewhere with enough space for a sensibly sized table while still leaving room for a sideboard if desired before we move seamlessly into the living area. This features a sloping ceiling with large Velux windows making it light and airy and with enough space for a huge settee and other welcoming pieces of furniture. A door off here reveals the utility room, housing all the noisier of the household machinery; washers, driers and the like along with another sink unit and kitchen units for storage.

A set of French doors opens into the garden from here, where we find a very attractive stone flagged patio area adjacent to the home before a series of tiered steps lead to a path through the centre of the lawn to a further raised area of flags beneath the tree, ideal for relaxing with family on a sunny afternoon or stoking the BBQ to feed the many friends that such a home is sure to attract.

Moving upstairs and turning towards the front we come to the smallest of the bedrooms. In common with most rooms of this type it is indeed small but it remains a perfectly useable single room, largely because of the way it cleverly incorporates a built in hanging wardrobe above the section of floor lost to the rise of the stair well.

Adjacent to here and also overlooking the front of the home is the first of the double upstairs rooms. This again maximises its floor space by minimising the amount of free standing furniture necessary, this time by providing one complete wall of fitted wardrobes. Mirroring the effect achieved downstairs these also feature downlighters set into a small pelmet above the sliding doors, the blue lights giving a pleasing and sophisticated effect.

Moving towards the rear we find the remaining bedroom overlooking the rear garden. This is marginally smaller than the previous room but the difference is negligible, remaining a very comfortable double. Once again aided by a set of fitted wardrobes with the now familiar lighting system this provides sufficient



space for the double bed with its fitted side cabinet, a student's desk and a piano. Alright, not a proper one but even keyboards take up space... That all this is here while still leaving lots of free floor space is indicative of its scale.

Last but not least is the family bathroom which, in common with all the fittings in this home is of a very high quality. Attractively tiled to waist height, rising to ceiling level around the bath and with a newly replaced ceramic floor this contains a pedestal hand basin, lavatory and bath with a twin headed rain shower above. Like the shower downstairs this also draws its hot water directly from the home's heating system, removing any danger of it suddenly running cold when least expected. Or appreciated...

COUNCIL TAX BAND: E (Flintshire)

ELECTRIC & GAS BILLS: £80 pm (based on present owners usage)

WATER BILL: £40 pm (based on present owners usage)

**\*\*PLEASE NOTE\*\*** 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 highly individual home and after all, who wants a home the same as everyone else's? That everything done here has been completed to the highest standard and with both flair and imagination is a bonus. This, when combined with the desirability of its location and overall condition make this home all the more impressive. It offers the flexibility a family needs and is able to re-invent itself as the family evolves, providing a comfortable environment for the changing generations. In short, it has class. How much class you'll never know till you see it so give us a call, you owe it to yourself.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, 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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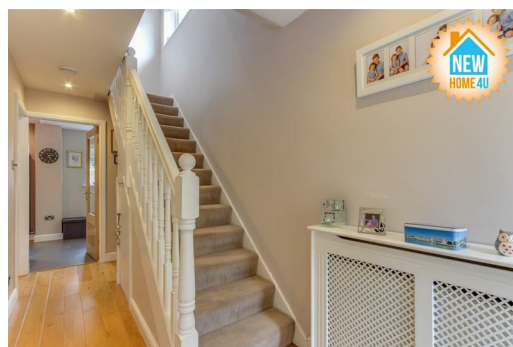
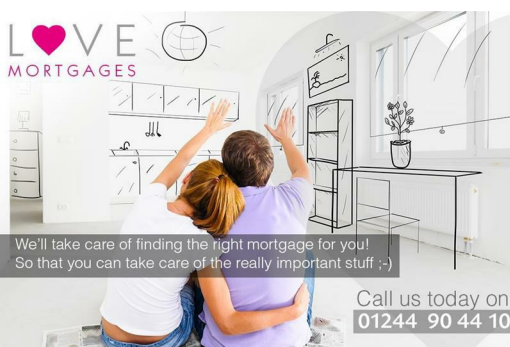
ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY??

1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £45!!!

(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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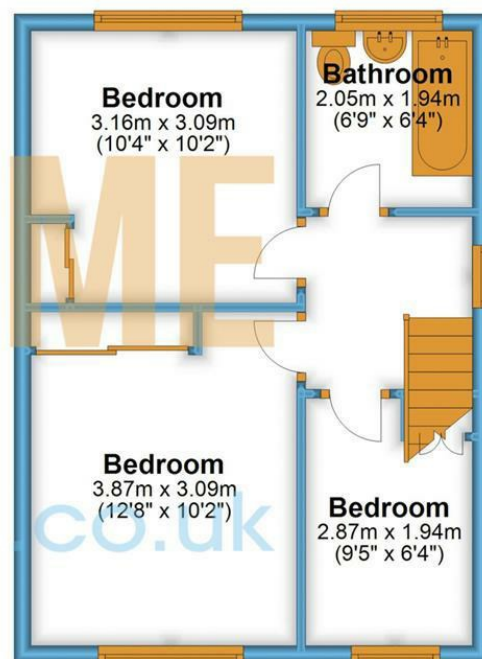
## Ground Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)



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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