

Rosyth Wrexham Road, Mold, CH71HS



Floor 0 Building 1



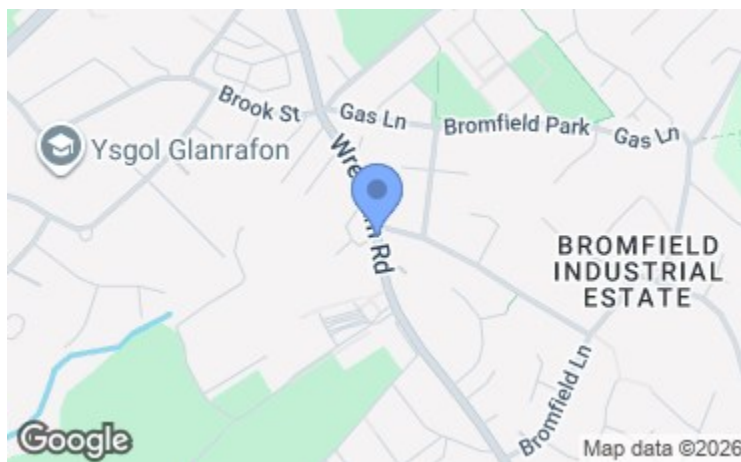
Floor 1 Building 1

Approximate total area<sup>1)</sup>  
1481 ft<sup>2</sup>  
137.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Rosyth Wrexham Road**  
Mold,  
CH71HS

**Offers Over**  
**£400,000**

Rosyth House is a distinctive and beautifully presented three-bedroom Victorian detached residence, occupying a generous plot within walking distance of Mold town centre. Bursting with period charm and character, this elegant home perfectly combines original Victorian features with tasteful modern upgrades, creating a warm and inviting family home in one of Mold's most convenient and desirable locations.

Approached through wrought iron gates and attractive Victorian stone walling, the property immediately impresses with its striking kerb appeal, mature landscaped gardens and elevated outlook towards Bryn Coch and the surrounding hillsides. Internally, the home offers spacious and versatile accommodation with high ceilings, ornate detailing, feature fireplaces and wonderfully bright entertaining spaces throughout.

The open-plan kitchen diner forms the true heart of the home, featuring bespoke-style cabinetry, a central island with breakfast seating, Smeg range cooker and a feature multi-fuel stove, all flowing beautifully into the conservatory overlooking the stunning rear gardens. The property further benefits from multiple reception areas, a luxurious principal bedroom with updated ensuite, detached garage, extensive driveway parking, a timber summer house with decking and bar area, and beautifully established gardens ideal for families and keen gardeners alike.

A rare opportunity to acquire a characterful Victorian home within easy reach of Mold town centre, highly regarded schools, local parks and excellent commuter links to Chester, the A55 and North Wales coastline. Viewing is highly recommended to fully appreciate the charm, space and lifestyle this exceptional property offers.

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### Location

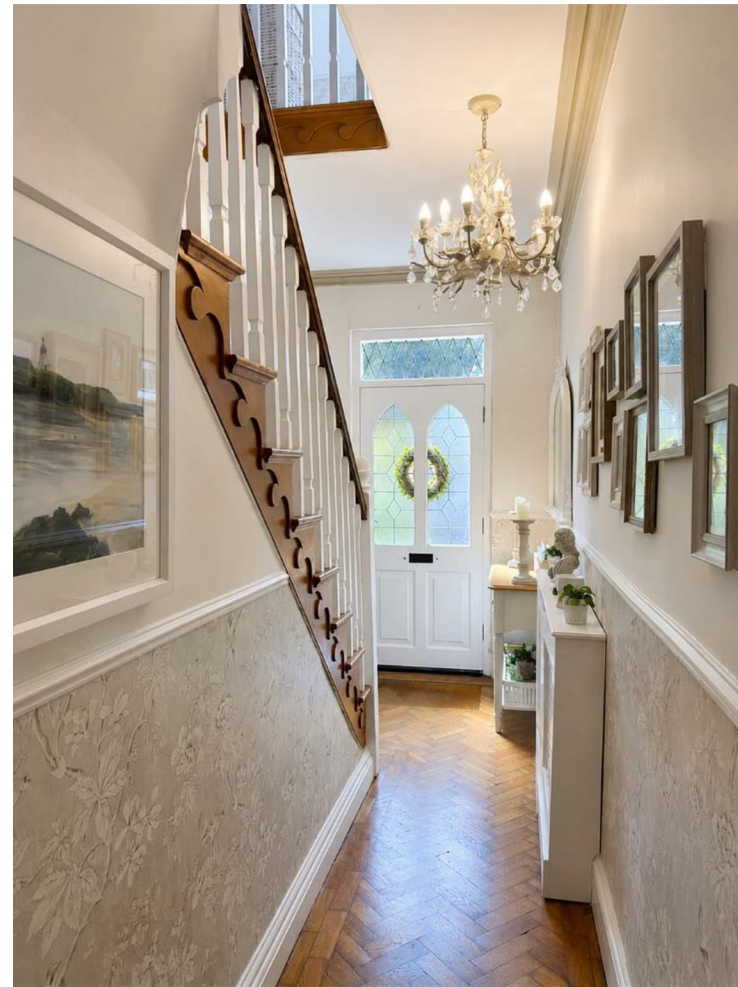
Located within walking distance of the vibrant market town of Mold, Rosyth House enjoys the perfect balance of peaceful residential living and convenient access to a wealth of local amenities. Mold is renowned for its independent shops, cafés, restaurants, theatre, historic street market and excellent schooling, making it one of Flintshire's most sought-after locations for families and professionals alike. The town also offers excellent transport connections, with easy access to the A55 expressway providing straightforward commuting to Chester, Liverpool, Manchester and North Wales business hubs. Nearby countryside walks, Loggerheads Country Park and the Clwydian Range Area of Outstanding Natural Beauty provide endless opportunities for outdoor recreation.

### External



### Entrance Hallway

1.78 x 5.30 (5'10" x 17'4")



A grand and welcoming introduction to the property, entered through a timber and stained-glass entrance door beneath an impressive columned porch. The entrance hallway features attractive parquet flooring, ornate high ceilings and a carpeted staircase rising to the first floor with traditional wooden balustrade, immediately showcasing the home's Victorian charm and character.

### Summer House

3.51 x 2.90 (11'6" x 9'6")



### Garage



A detached garage with timber bi-fold doors benefits from power and lighting. Double wooden entry doors into the garden allow access to gravel driveway in front of the garage, while the timber-built summer house with decked seating area and bar provides a fantastic year-round entertaining space. Beyond this lies a secret garden area with fruit trees, vegetable beds and further storage perfect for keen gardeners.

### Tenure

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

### Council Tax

\* Council Tax Band F - Flintshire County Council.

### AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

### Viewings

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

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

**Bedroom Three**

4.82 x 2.48 (15'9" x 8'1")



Another well-proportioned double bedroom overlooking the side garden with carpeted flooring, radiator and loft access via pull-down ladder to a partially boarded loft space with lighting.

**Family Bathroom**

2.10 x 2.45 (6'10" x 8'0")

A stylishly appointed bathroom fitted with bath and shower over, vanity sink unit, illuminated mirror, WC, chrome towel radiator and attractive stone-effect tiling throughout.

**Garden**

The mature landscaped gardens are a true highlight of the property, offering multiple seating areas, established planting, raised flower beds, mature trees, mains sockets outdoor lighting and a substantial lawned garden ideal for families and entertaining.

**Living Room**

3.94 x 3.88 (12'11" x 12'8")



An elegant principal reception room enjoying high ceilings, feature coving and a striking fireplace with black slate hearth and newly fitted gas fire. The room offers generous proportions with two double radiators, ample natural light and an opening through to a versatile secondary sitting area or study.

**Study**

5.40 x 2.47 (17'8" x 8'1")



A superb additional reception space currently used as a study and snug, complete with French doors opening directly onto a private paved patio seating area to the side of

the house with new wooden pergola and side garden, creating a wonderful indoor-outdoor connection.

**Kitchen**

3.90 x 6.48 (12'9" x 21'3")



The heart of the home a stunning open-plan entertaining space with wood effect flooring, fitted with light green solid wood kitchen wall and base units complemented by wood effect worktops and a central island with breakfast seating. Features include a Smeg gas range cooker, ceramic Belfast sink, inset LED lighting and extensive storage throughout. Archway leading to the conservatory flooding the room with light.



**Dining area**

The dining area enjoys a beautiful feature bay-style three-window arrangement flooding the room with natural light, wood effect flooring, alongside a charming multi-fuel stove set upon a slate hearth with timber mantle. A superb space for family living and entertaining

**Conservatory**

2.86 x 4.01 (9'4" x 13'1")



A wonderfully bright and versatile garden room with continued wooden flooring, radiator and double doors opening directly onto the rear garden, offering peaceful views across the beautifully maintained grounds.

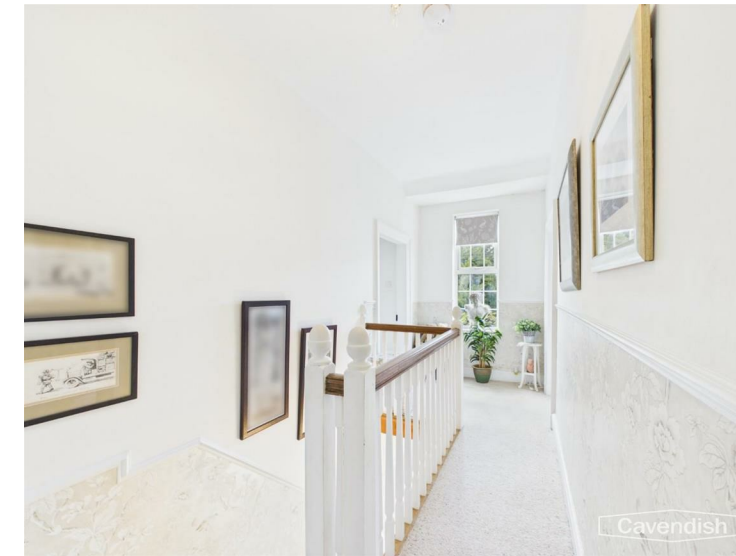
**Downstairs WC**

1.15 x 1.78 (3'9" x 5'10")

Practical utility space incorporating WC, hand basin, cabinetry and housing the Ideal gas-fired boiler, with additional storage solutions.

**Landing**

1.77 x 4.24 (5'9" x 13'10")



A spacious split-level landing with impressive ceiling height, large feature window and hanging pendant lighting creating a bright and airy feel throughout.

**Primary Bedroom**

3.84 x 3.90 (12'7" x 12'9")



A generous principal suite positioned to the front elevation with feature triple-window arrangement, high ceilings and stylish antique-style radiators. The room benefits from a recently updated ensuite shower room finished in a contemporary style.

**Ensuite**

1.72 x 2.45 (5'7" x 8'0")



Beautifully modernised with wood-effect flooring, vanity sink unit, illuminated mirror, chrome towel radiator and a large corner shower with rainfall shower fitting and stone-effect tiling

**Bedroom Two**

4.00 x 3.91 (13'1" x 12'9")



A spacious double bedroom overlooking the front elevation with feature triple windows, radiator and decorative nautical-inspired styling.