



1 County Road Mold, Flintshire CH7 4RF

If you are looking an extended four bedroom semi detached home in a popular and semi-rural location that has been the subject of a sympathetic refurbishment offering two bathrooms, a huge lounge, separate breakfast room, fabulous gardens and all in splendid condition... we have an amazing NewHome4U

- LARGE FOUR BEDROOM SEMI DETACHED
- BEAUTIFUL FITTED KITCHEN
- LARGE BEDROOMS THROUGHOUT
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- SEMI RURAL SETTING
- SUN ROOM EXTENSION
- SEPARATE SHOWER ROOM
- SPACIOUS LOUNGE / DINING ROOM
- SEPARATE BREAKFAST ROOM
- STUNNING REAR GARDEN

Offers in excess of £220,000

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** 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".

What is it about village life that we all crave? Peace, serenity and open views certainly, but with these come many down-sides, isolation for one. The village shop never seems to stock exactly what you want and you still need to get the car out to run the little darlings to school. The ideal solution would seem to be a bigger village; not large enough to be considered a town where you can lose your own identity, just somewhere that can supply your basic needs such as a well stocked shop and Post Office and its own school. Somewhere like Leeswood in fact.

This comfortable semi detached home has been successfully enlarged to become something really rather special and totally removed from its comparatively humble beginnings. We approach it up a wide and sloping drive terminating at the door of the integrated garage and passing a large and well manicured lawn on the left as it does so, with decorative flower beds surrounding it. In front of the window and front door is a raised patio area with a park bench type seat from which you can overlook your domain.

To the right of the drive a low wall separates the plot from a lane providing access to three properties to the rear and pedestrian access via a side gate to the rear garden of this home.

Opening the front door into the main hall we find a broad and well lit space where the staircase rises in front of us. To our left is the door into the lounge/dining room which, stretching the full depth of the house and into the sun room extension at the rear is, at 35' long a space well able to take on the multiple roles demanded of it.

Overlooking the front garden, the first section provides well proportioned lounge which has a natural focal point provided by the mock stone fire surround and living flame gas fire contained within it, giving the space a welcoming and cosy feel. Beyond here we move into the dining room where a full sized six seat table is accommodated with ease, before coming finally, into the delightful sun room which fills the home's rear extension. This features almost one complete wall of glass with a centrally positioned pair of French doors opening onto the garden, while additional light comes from another large rear facing window.

Outside we find ourselves on a large decorative patio area, which in turn gives way to lawns surrounded by various raised beds providing a riot of colour to delight the most fastidious gardener. At the rear of the sun room lies another patio, perfect for al fresco dining and for the many BBQs that so family oriented a home is sure to encourage. Beyond this is a sturdy wooden shed, the small veranda to its front almost warranting the title of 'summer house'.

Back into the hall and the remaining door opens into the kitchen area where to our left is the formal kitchen itself. With fitted units lining three of the walls this provides more work top space than you can shake a stick at which in turn gives room for all the labour saving devices necessary when catering for the occupants of a four bedroom home. As we pass the back door and move into the other section of this long space we find the breakfast room, perfectly positioned for any of the more casual meals taken when the effort of using the formal dining room next door is too much.

Another door in the breakfast room opens into the integrated garage where it is perhaps worth noting the possibility of converting this into an additional lounge, hobby room or whatever you fancy. After all, there is no such thing as too much space and the car is not made of sugar, it won't dissolve in the rain...

Moving upstairs to the landing, on our immediate left we come to the smallest bedroom, which begins to put many modern new-build homes in the shade in terms of available space. Although currently in use as a home office there is more room in here than expected, easily sufficient to make a very comfortable single bedroom.

Adjacent to here and also overlooking the front is the principal bedroom which, as you would expect is a large room with enough space for its double bed with twin bedside cabinets, two substantial wardrobes and a formal dressing table, all while leaving plenty of free floor. The room is kept very well lit by the big picture window from which you can enjoy the views of the nearby hillsides and as you do so, realise just why you didn't want to live in a town.

Moving towards the rear of the home we come to the next bedroom, which overlooks the lovely garden. This is a good sized double, helped in this regard by the huge fitted wardrobes which fulfil all but the most extravagant storage needs.

Next door to here is the family bathroom which if I am being utterly honest, some may consider a little dated but is in such good condition you could forgive this. And anyway, when did bathrooms become fashion accessories? The world's gone mad...

At the far end of the landing adjacent to the bathroom is the shower room, perfectly positioned to almost become an en-suite facility for the remaining bedroom. This is obviously a later installation than the bathroom, tastefully finished in trendy grey tiles and featuring a modern contemporary hand basin, lavatory and large corner positioned and curved fronted shower cubicle.



Finally we come to the remaining bedroom which once again overlooks the hills to the front of the home. In size this mirrors the garage above which it was built and is thus a well proportioned double room, able to accept any free standing furniture you may require which is all you can ask of a bedroom.

Useful information:

COUNCIL TAX BAND: (FLINTSHIRE)

ELECTRIC & GAS BILLS: (TBC)

WATER BILL: (TBC)

NB: Figures based on current owner's 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:

What began life as a pleasant enough three bed semi has been transformed into something altogether more spacious and simply grander. Able to accommodate a large family with ease and with a garden many would fight over it is located within easy striking distance of the centres of Mold, Wrexham and Chester, while simultaneously amply well served by the local facilities of Leeswood. It is also in excellent condition so if you want space, convenience, views of the countryside and not too far from "civilisation", this could be the answer.

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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3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
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6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £65!!!

(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 ??)

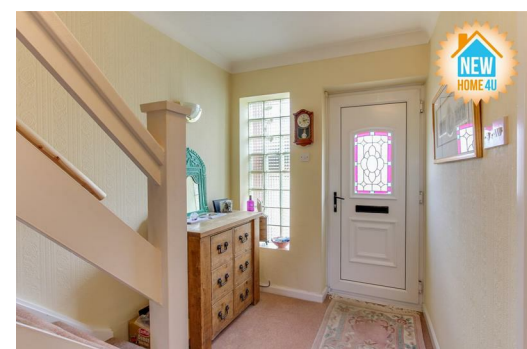
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Yes, We're Open

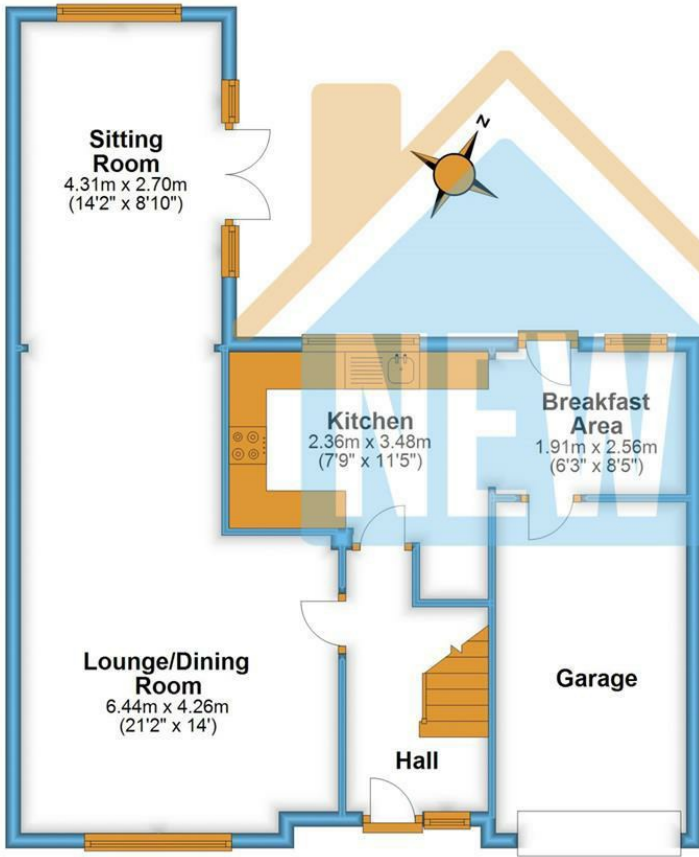
and safer than ever!

We're committed to serving you.
Preventive measures are in full swing.



Ground Floor

Approx. 68.6 sq. metres (737.9 sq. feet)

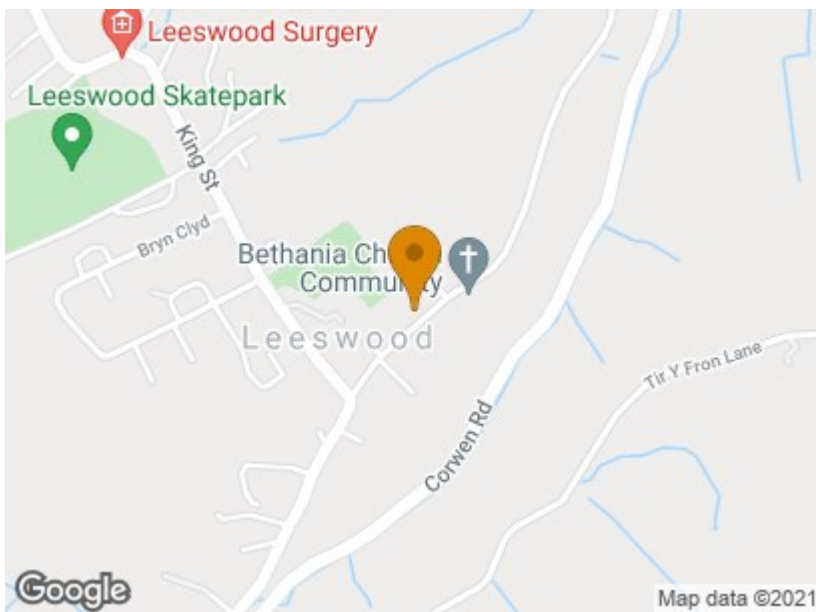


First Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 127.2 sq. metres (1369.4 sq. feet)



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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