



## Denbigh Road

Rhydymwyn,  
Mold, Flintshire CH7 5HE

**Price**  
**£485,000**

An elegant and beautifully appointed three storey detached Georgian house standing within delightful gardens with outbuildings and courtyard, to the centre of this popular village community some 3 miles west of Mold and approximately 16 miles from Chester. An impressive family home providing spacious accommodation of considerable character with three reception rooms, six large bedrooms (one en-suite) and luxury bathroom. Approached via a long private drive with electric gates, ample parking and useful rear courtyard with range of outbuildings and double garage. INSPECTION HIGHLY RECOMMENDED.

Rhyd Alyn stands in a secluded setting within well maintained informal gardens off a long private drive to the centre of this popular village. The house is understood to date from circa 1750 and provides a very substantial property with stone mullion windows to the front elevation, slate roof and is typical in appearance of the Georgian period. The property is appointed to a high standard throughout with quality fittings, oil fired central heating, feature fireplaces and includes an elegant entrance hall with a superb split level staircase. The second floor has recently been incorporated into the main accommodation to provide either one or two further bedrooms ( one with en suite and dressing room), landing / study and optional sitting room, and all with custom made window shutters. There is an external staircase to the side of the house.

Rhydymwyn is a small village which lies within the catchment area of Mold Alun High School. Mold provides an excellent range of facilities catering for daily requirements and good road links towards Chester, Deeside and the motorway network.

#### THE ACCOMMODATION COMPRISES

Limestone entrance with wood panelled front door with glazed panel above to:

#### RECEPTION HALL

4.50m X 2.67m (14'9" X 8'9")

A wide turned staircase to the first and second floor accommodation with hardwood handrail and under stairs cupboard, quarry tiled floor and double panel radiator.



#### DRAWING ROOM

4.50m x 4.37m (14'9" x 14'4")

Wide inglenook style fireplace with stone arch, raised hearth with plinths to either side and free standing cast iron multi-fuel stove. Open beamed ceiling, stone mullioned window to the front elevation, TV aerial point, exposed pine flooring and double panel radiator.



#### SITTING ROOM / LIBRARY

4.50m x 4.39m (14'9" x 14'5")

Stone mullioned window to the front elevation, decorative black fireplace surround with marble inset and hearth and coal effect fire. Exposed timber boarded floor, beamed ceiling, extensive range of fitted book cases to two walls and double panel radiator.





### FAMILY ROOM

5.16m x 4.93m (16'11" x 16'2")

Two windows to the rear elevation, original cast iron fireplace with oven and painted wrought iron surround. Solid oak flooring, TV aerial point, coved ceiling, high level cupboard housing the electricity meters, telephone point and two double panel radiators. Door to:



### KITCHEN

5.08m X 3.51m (16'8" X 11'6")

Range of light cream fronted base and wall units with drawers, black granite worktops and enamel Belfast style sink with mixer tap. Range of integrated appliances comprising electric oven, hob, cooker hood and dishwasher. Display cabinet with lighting, wine rack, recessed ceiling lighting, quarry tiled floor and exterior door to the rear of the property.



### UTILITY ROOM

2.97m x 3.05m (9'9" x 10'0")

Range of base and wall units to match the kitchen with oak worktops and inset sink unit with tiled splashback. Plumbing for washing machine, window to the rear elevation, void for tumble dryer, recessed ceiling lighting, tiled floor and double panel radiator. Internal door to :

### SHOWER ROOM

3.05m X 1.42m (10'0" X 4'8")

Fitted with a modern Victorian style suite comprising corner shower cubicle with brass style shower unit, pedestal wash basin with tiled splashback and low flush WC. Tiled floor, extractor fan, heated towel rail and recessed ceiling lighting.

### FIRST FLOOR

#### LANDING

Split level staircase leading to a large landing with stone mullioned window to the front elevation and extended staircase to the second floor.



#### BEDROOM ONE

4.45m X 4.37m (14'7" X 14'4")

Stone mullioned window to the front, built in wardrobes to either side of the chimney breast, exposed beam and double panel radiator.



#### BEDROOM TWO

4.39m x 4.50m to chimney breast (14'5" x 14'9" to chimney breast)

Stone mullioned window to the front, exposed beam, coved ceiling, fitted cupboard / display shelving into both alcoves, and double panel radiator.



#### REAR LANDING

Roof light, picture rail and double panel radiator.

#### BEDROOM THREE

A double sized room with two windows to the rear, range of built in double and single wardrobes with hanging rails and shelving, locker storage cupboards above and double panel radiator.



#### BEDROOM FOUR

4.57m X 2.84m (15'0" X 9'4")

Window to the rear, coved ceiling, access to roof, built in cupboard and double panel radiator.





#### BATHROOM

3.45m X 2.79m (11'4" X 9'2")

Refitted with a quality Victorian style suite in white comprising oval shaped bath with mixer shower tap, large walk in shower with curved screen and chrome shower valve, pedestal wash basin and low flush WC. Attractive part tiled walls to include border tile, chrome ladder style radiator, light oak flooring and window to the rear.



#### SECOND FLOOR

##### LANDING / STUDY

3.51m x 2.69m (11'6" x 8'10")

Spacious landing / study area with windows to the front and rear with shutters, timber boarded floor and access to roof space.



#### BEDROOM FIVE

4.67m X 3.58m (15'4" X 11'9")

Windows to the front and rear elevations with shutters and timber boarded floor.



#### DRESSING ROOM

1.88m X 1.85m (6'2" X 6'1")

Double glazed window to the side elevation, timber boarded floor, hanging rails and shelving.

#### EN-SUITE

2.67m X 1.80m (8'9" X 5'11")

Fitted with a modern white suite comprising oval shaped bath with claw feet and mixer shower tap, corner shower cubicle with electric shower, pedestal wash basin and low flush WC. Part tiled walls, timber boarded floor and double glazed window.



#### BEDROOM SIX / SITTING ROOM

4.55m x 4.65m (14'11" x 15'3")

Windows to the front and side elevations with shutters, timber boarded floor, shaped ceiling, TV aerial point, electric storage heater and full length double glazed door to the side elevation leading out to an external staircase.



#### FRONT GARDEN

Part walled front garden laid mainly to lawn with various mature trees and shrubs.



#### OUTSIDE

The property is approached over a long private drive with electric gates to a large parking and turning area to the front of the house. Access from the drive extends to the left hand side of the property leading through to the rear courtyard and garage and outbuildings.



#### REAR COURTYARD

A large enclosed courtyard with useful range of outbuildings to include substantial double garage with loft over, workshop, two stables - all with power and light connected. There is also a boiler room housing the new Firebird oil fired central heating boiler and garden store. Double gates extend from the courtyard with vehicular access onto Nant Alyn Road.





#### DOUBLE GARAGE

4.75m x 4.62m (15'7" x 15'2")

Double timber doors, two windows, power and light installed, loft.



#### WORKSHOP

4.60m x 3.66m (15'1" x 12'0")

Power and light, workbench.

#### AGENT'S NOTE

Flintshire County Council - Council Tax Band H

#### DIRECTIONS

From the Agent's Mold Office take the A541 Denbigh Road and after approximately 3 miles and on entering the village of Rhydymwyn, proceed past The Antelope Inn on the left hand side and on reaching the garage on the right thereafter the driveway to the property will be found immediately opposite.

#### VIEWING

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

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

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## FLOOR PLANS



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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