



Plaswylfa, Mold Road, Mynydd Isa

£850,000 (OIEO) Freehold



Exceptional detached family home with circa 2 acres • Lot 1: House & grounds (circa 1 acre), Lot 2: extra garden & paddock (circa 1 acre) • Spacious accommodation extending to 305 sq m / 3,286 sq ft • Available with the benefit of no onward chain • Three large double bedrooms to main house plus attached self-contained annex • Three spacious reception rooms to main house, additional rooms to annex • Separate utility room and downstairs WC • Vast loft space – ideal for conversion, with scope for master suite or two double en suite bedrooms • Secure gated driveway with parking for 10 vehicles • Outbuildings, including two double and one single garage, more garage and shed



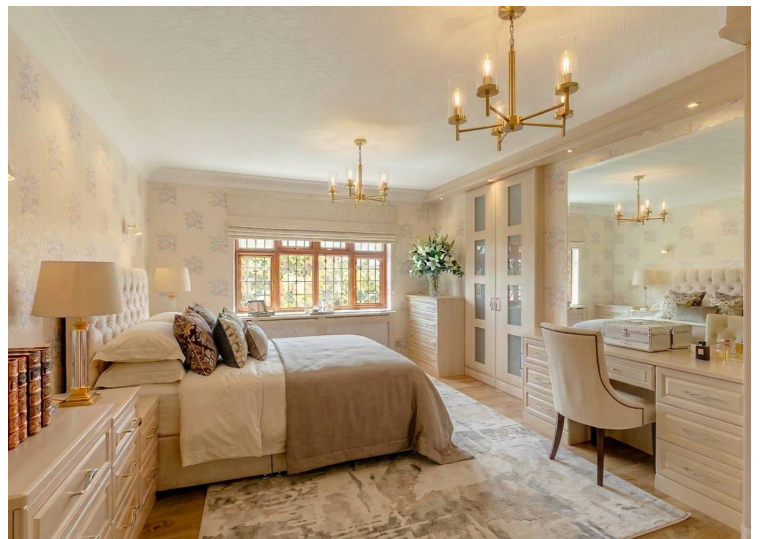
Luxurious 3-bed detached home with self-contained annexe on 2 acres in Mynydd Isa. Features 3 receptions, top kitchen, outbuildings, parking for 10, and landscaped gardens. and outstanding views.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

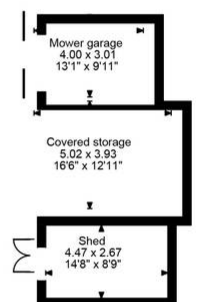
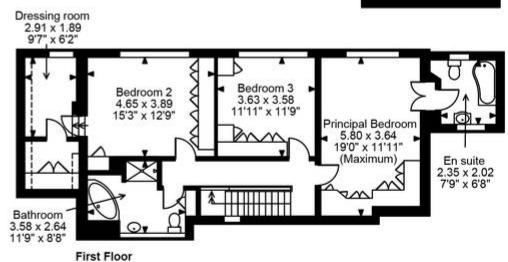
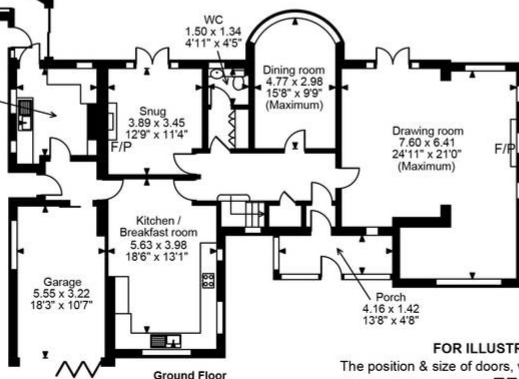
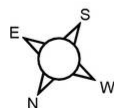
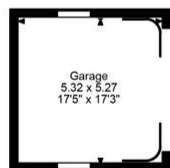
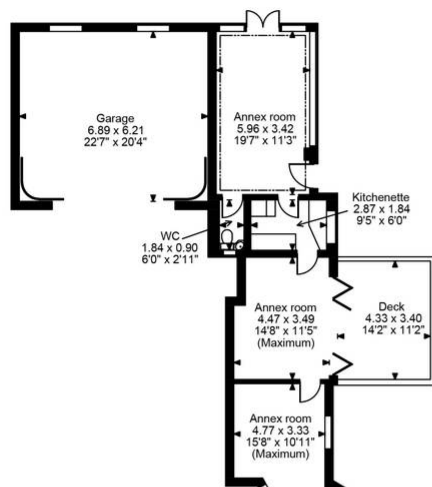




Plaswylfa

Mold Road, Mynydd Isa CH7 6TF

Approximate Gross Internal Area
Main House = 3286 Sq Ft/305 Sq M
Garage = 763 Sq Ft/71 Sq M
Outbuilding = 491 Sq Ft/46 Sq M
Patio external area = 158 Sq Ft/15 Sq M
Total = 4540 Sq Ft/422 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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