



## Plot 1 The Denbigh

Gwernymynydd | Mold | CH7 5LG

£635,000

**MONOPOLY**<sup>®</sup>

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# Plot I The Denbigh

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Plot One, "The Denbigh", at Dôl Uchaf, Gwernymynydd is an impressive five-bedroom, four-bathroom detached family home within an exclusive development of just ten bespoke properties. Designed to complement its semi-rural setting, Dôl Uchaf offers an exceptional environment for contemporary family living in a sought-after village location.

Arranged over three floors, The Denbigh provides generous and flexible accommodation centred around a stylish open-plan kitchen, dining and living area, complemented by multiple reception spaces including a study and a first-floor living area with vaulted ceiling and far-reaching views. The property features five well-proportioned bedrooms, with the fifth offering excellent versatility as an additional reception room, snug or guest bedroom. The principal suite includes an elegant en-suite and dressing area, while two further bedrooms benefit from en-suites and the remaining bedrooms are served by a modern family bathroom and additional shower room, all finished to a high specification.

Externally, the home showcases an attractive combination of red brick and crisp white render, creating a striking yet timeless façade. An integral double garage, driveway parking and thoughtfully designed outdoor space complete the property.

Dôl Uchaf is ideally positioned between the historic market town of Mold and the scenic landscapes of Loggerheads Country Park and the Clwydian Range. Mold town centre lies less than a mile away, offering a wide range of amenities, schools, cafés and shops, while the surrounding countryside provides excellent opportunities for outdoor pursuits, combining village charm with convenient access to local services and transport links.

- NEW FIVE BEDROOM FOUR BATHROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION WITH EXCEPTIONAL VIEWS
- AVAILABLE TO VIEW NOW WITH OPTION TO PERSONALISE FINISHES
- DOUBLE GARAGE, DRIVEWAY AND LANDSCAPED GARDENS
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- TWO ADDITIONAL EN-SUITE AND MODERN FAMILY BATHROOM
- OPEN PLAN LIVING/DINING/FAMILY ROOM PLUS STUDY AND ADDITIONAL LIVING AREAS
- HIGH SPECIFICATION THROUGHOUT
- AIR SOURCE HEAT PUMP/SOLAR AND UNDERFLOOR HEATING
- EXCELLENT TRANSPORT LINKS AND NEARBY ATTRACTIONS





Development Overview

Dôl Uchaf is an exclusive development of just ten bespoke, architecturally designed homes, offering a rare opportunity to purchase a high-specification property in a sought-after semi-rural location. The scheme comprises four individual house types, ranging from four-bedroom to five-bedroom homes, each designed with contemporary architecture and generous proportions.

Currently under construction, the homes are being built to an exceptional standard, incorporating modern design, high-quality finishes and energy-efficient technology. Key features include underfloor heating, air source heat pumps, solar panels and integrated smart home systems, ensuring both comfort and efficiency.

Set within a quiet cul-de-sac, Dôl Uchaf enjoys an attractive countryside setting while remaining close to local amenities, well-regarded schools and everyday services, offering an ideal balance of rural surroundings and convenience.

The development is delivered by Stenhouse Developments, a highly regarded local builder with an established reputation for quality craftsmanship and attention to detail, creating distinctive family homes designed to stand the test of time.

The Denbigh

Thoughtfully arranged over three floors, the property offers flexible accommodation with the option of five bedrooms and three reception rooms, or alternatively four bedrooms and four reception rooms, depending on individual requirements. The home is available to view now, with opportunities for selected personal adaptations and bespoke internal finishes, subject to build stage.

Entrance Hallway

Composite door into spacious entrance hallway with door into study, downstairs WC, integral double garage and door into spacious open plan living/dining/family area with separate utility. Stairs rising to first floor accommodation.

Open Plan Kitchen/Dining/Family Room

29'0" x 15'3" (8.85m x 4.67m)  
Spacious living area with uPVC double glazed window, patio doors to the rear garden area and two additional uPVC double glazed windows to the side elevation.

Study/Playroom

7'8" x 8'9" (2.35m x 2.69m)  
UPVC double glazed window to the front elevation.

Utility

7'8" x 5'10" (2.35m x 1.80m)  
Composite door to side, space and plumbing for washing machine.

Downstairs WC

7'8" x 3'7" (2.35m x 1.10)  
Two piece suite with uPVC double glazed window to the side elevation.

First Floor Landing

UPVC double glazed window to front with views. Doors lead to three bedrooms and spacious living area with vaulted ceiling and views over the countryside. Stairs lead to second floor.

Living Room

19'4" x 12'7" (5.90m x 3.85m)  
Spacious additional living area with vaulted ceiling and two uPVC double glazed windows to the front and side elevation with views over the countryside.

Bedroom Three with Dressing Area

15'3" x 10'9" (4.67m x 3.30m)  
Spacious bedroom with separate dressing room area, uPVC double glazed window to the rear elevation and door into en-suite.

En-suite

5'11" x 7'10" (1.82m x 2.39m)  
Three piece suite with uPVC double glazed window to the rear.

Bedroom Four

15'3" x 11'6" (4.67m x 3.52m)  
Double bedroom with uPVC double glazed window to the rear elevation

Family Bathroom

7'8" x 6'8" (2.35m x 2.05m)  
Three piece family bathroom with uPVC double glazed window to the side.

Bedroom Five/Snug

7'8" x 11'11" (2.35m x 3.64m)  
Versatile room which can be utilised as a fifth bedroom or additional reception room/snug with uPVC double glazed window to the front elevation.

Second Floor Landing

Velux window to the front, doors leading into the principal suite and bedroom two.

Principal Bedroom with Dressing Area

11'1" x 17'5" (3.40m x 5.33m)  
Spacious principal suite with walk-in dressing room and window to side elevation. UPVC double glazed window to the rear and door into en-suite.

En-suite

3'6" x 7'8" (1.08m x 2.36m)  
Three piece suite with Velux window to rear elevation.

Bedroom Two

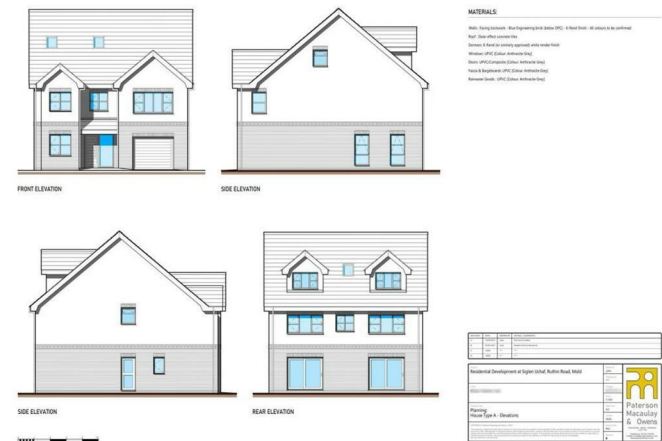
21'3" x 12'6" (6.50m x 3.82m)  
Another spacious bedroom with uPVC double glazed window to the rear elevation and door leading into en-suite

En-suite

4'7" x 10'3" (1.41m x 3.14m)  
Three piece suite and Velux window to the front elevation.

Integral Garage

18'6" x 11'10" (5.65m x 3.62m)  
Double garage with electric up and over door, power, lighting and door leading to internal accommodation.







DD1 Uchaf, Gwernymynydd





#### Outside

Plot One, "The Denbigh", occupies a prominent position as the first property on the left upon entering the development. While the landscaping is yet to be fully completed, the plot already benefits from generous surrounding space and a well-proportioned setting.

To the front, there is a spacious driveway providing off-road parking and access to the integral garage. The property enjoys access on both sides, offering practical circulation around the home.

The rear garden is arranged over tiered levels and features attractive stone retaining walls, defined steps and boundary fencing, creating a structured outdoor space with excellent potential for future landscaping and garden design.

#### Additional Information

Please call for any queries. Please note there are other family homes for sale on the development including:

The Flint - Two Storey, Five Bedroom, Three Bathroom detached home. In brief the property comprises of an Entrance Hall, Open Plan Kitchen/Dining/Living area with Separate Utility, Downstairs WC, Study and Integral Garage. To the first floor a landing area leads to Five Bedrooms with the Principal Bedroom having an en-suite and walk-in wardrobe along with Bedroom Two having en-suite facilities plus a Family Bathroom serving the three additional bedrooms.

The Caernarfon - Two Storey, Four Bedroom detached home all bedrooms with En-suite facilities In brief the property comprises of an Entrance Hall, Open Plan Kitchen/Dining/Living area with Separate Utility, Downstairs WC, Study/Drawing Room and Integral Garage. To the first floor a landing area leads to Four Double Bedrooms with the Principal Bedroom having an en-suite and walk-in wardrobe along with all three bedrooms having en-suite facilities.

The Conwy - Two Storey, Five Bedroom, Three Bathroom detached home. In brief the property comprises of an Entrance Hall, Open Plan Kitchen/Dining/ with Separate Living area, Utility, Downstairs WC, Study and Garage. To the first floor a landing area leads to Five Bedrooms with the Principal Bedroom having an en-suite and walk-in wardrobe along with Bedroom Two having en-suite facilities plus a Family Bathroom serving the three additional bedrooms.

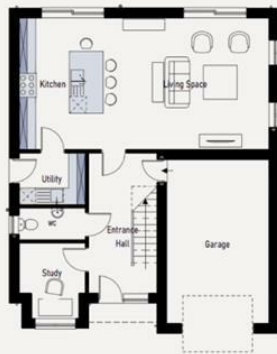
The Beaumaris - Two Storey, Five Bedroom, Four Bathroom detached home. In brief the property comprises of an Entrance Hallway, Open Plan Kitchen/Dining Area, Separate Living Area, Utility, Pantry along with additional reception areas including Drawing Room and office. The first floor is split into Lower and Upper landing areas with doors to all five bedrooms. Bedroom One and two have the additional benefit of both a dressing area and en-suite facilities. Bedroom Three has an en-suite whilst a modern family bathroom serves the remaining two double bedrooms.

#### Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



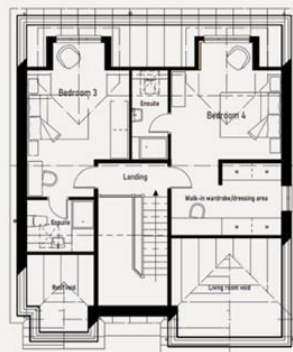


### Ground Floor

- Open plan kitchen/diner 8.85m x 4.67m
- Utility 2.35m x 1.80m
- WC 2.35m x 1.10m
- Study 2.35m x 2.69m
- Integral Garage 5.65m x 3.62m

### First Floor

- Bedroom 1 4.67m x 3.30m
- Ensuite 1.82m x 2.39m
- Bedroom 2 4.67m x 3.52m
- Bathroom 2.35m x 2.05m
- Snug 2.35m x 3.64m
- Living Room 3.85m x 5.90m



### Second Floor

- Bedroom 3 6.50m x 3.82m
- Ensuite 1.41m x 3.14m
- Bedroom 4 3.40m x 5.33m
- Ensuite 1.08m x 2.36m

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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
(91-100) A			
(81-90) 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	Future
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









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