



Dôl Uchaf, Gwernymynydd



## Ruthin Road, Mold CH7 5LG

### Offers In Excess Of £625,000

A Fabulous, Brand New & Exclusive Development of 10 Luxury, Ultra Modern, High Tech Properties. 5 Different Styles for Buyers to Choose, Ranging from 4 bed, 4 bathroom to 5 bedroom, 5 bathroom. Currently Under Construction. Sale prices start from £625,000

Ground Floor Underfloor Heating, Solar Panels & Air Source Heat Pump, Latest Automated Systems Throughout. The developers will consider any adaptations you might want or need, subject to planning restrictions. You will also have a choice of kitchen and other fittings.

Sought-After Countryside Location Close to Local Amenities & Schools Cul-De-Sac Location

- Fabulous, Brand New & Exclusive Development of 10 Luxury, Executive Homes
- Ultra Modern High-Tech Residence
- Sought-After Countryside Location Close to Local Amenities & Schools
- See virtual tours attached to these details, Viewings on site can be arranged
- Buyers to Choose from 5 Styles, Ranging from 4 bed/4 bath to 5 bed/5 bath
- Underfloor Heating, Solar Panels & Air Source Heat Pump
- Currently Under Construction



## Overview

A Fabulous Brand New & Exclusive Development of 10 Luxury, Ultra Modern, High Tech Properties. 4 Different styles ranging from 4 bed, 4 bathroom to 5 bedroom, 5 bathroom. Each design offers generous living spaces, modern features, and the flexibility to suit your needs. Currently Under Construction.

Ground Floor Underfloor Heating, Solar Panels & Air Source Heat Pump, Latest Automated Systems Throughout.

Sought-After Countryside Location Close to Local Amenities & Schools Cul-De-Sac Location

## The Denbigh

4 Beds, 4 Baths

This stunning three-storey home combines style with practicality, offering an open-plan living space ideal for family life and entertaining. With a separate snug, lounge, and study, plus an integrated garage for parking and storage, it's the perfect modern home for flexible living

## The Flint

5 Beds, 3 Baths

Designed with families in mind, this home features a full-width living area ideal for gatherings and relaxation. Upstairs, generously sized bedrooms include a luxurious main suite with walk-in dressing area

## The Caernarvon

4 Beds, 4 Baths

This stunning home boasts a spacious open-plan living area with patio doors to the garden, ideal for summer days and entertaining. A versatile additional reception room provides space for a lounge, office, or gym. Upstairs, four en-suite bedrooms include a principal suite with a walk-in dressing area for added luxury

## The Conwy

5 Beds, 3 Baths

This beautifully designed home features a highly appointed kitchen-diner with separate utility and a relaxing lounge for cozy evenings. Upstairs, enjoy two en-suite bedrooms and a stylish family bathroom, combining comfort with modern luxury

## The Beaumaris

5 Beds, 5 Baths

This executive home offers a light-filled ground floor with patio doors that connect seamlessly to the garden, alongside a separate lounge, study, and utility. Upstairs, expansive bedroom suites with dressing areas and en-suites provide the ultimate in comfort and luxury













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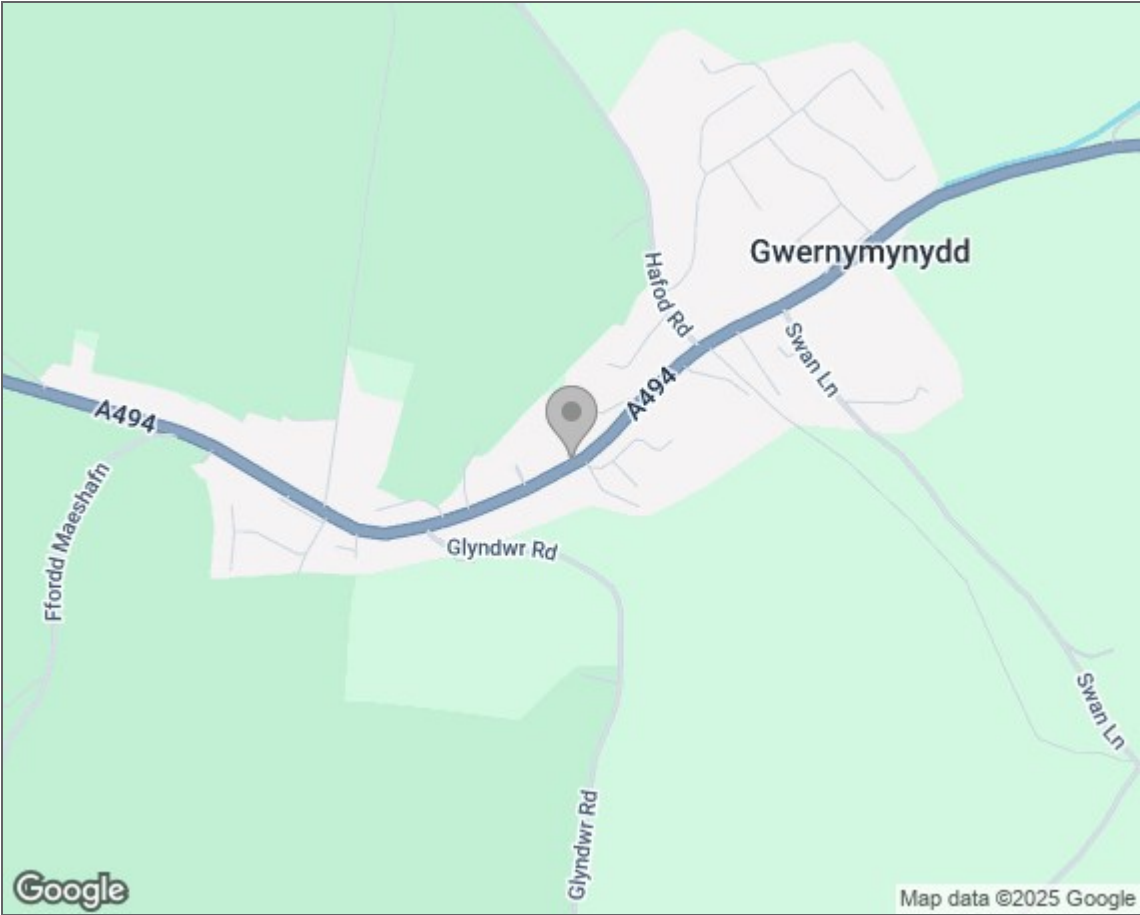
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

