



Cavendish

ESTATE AGENTS

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8 Westminster Court Grosvenor Street

Mold, CH71EJ

Price

£185,000

Eight Westminster Court is a rare, fully accessible two-bedroom mews home in the heart of Mold, complete with private courtyard parking and a ramped entrance. The ground floor features a versatile bedroom alongside a bespoke wet room designed for ease of use, while the double-height open-plan living area dazzles with vaulted ceilings, exposed beams, and oversized windows. A sleek modern kitchen with integrated appliances and a two-tiered breakfast bar flows into the airy living space. Upstairs, the primary suite beneath the eaves offers built-in storage, skylights, and an ensuite shower room. Combining thoughtful accessibility with contemporary style, this centrally located property is ideal for those seeking both convenience and character.

LOCATION



Nestled in the heart of Mold, Eight Westminster Court offers a rare opportunity to acquire a two-bedroom semi-detached mews house tailored for accessible living. Tucked behind a discreet courtyard, the property benefits from a private parking space for one vehicle. A metal-grated ramp leads to the front door, ensuring safe, step-free access.

ACCOMDATION COMPRISES

HALLWAY

1.10 x 8.84 (3'7" x 29'0")



Stepping through the sleek black UPVC entrance, you're greeted by warm wood-effect flooring and a handy cupboard housing the electric meters, fuse board, and gas boiler stopcock. The hallway, illuminated by three pendant lights and warmed by a radiator, leads past the staircase to the double doors that open into the heart of the home. A door off the hall provides direct access to the ground-floor bedroom

KITCHEN LIVING AREA

5.06 x 7.68 (16'7" x 25'2")



Beyond the double doors lies the spectacular open-plan kitchen and living area, defined by soaring vaulted ceilings and exposed beams. Two oversized windows flood the room with daylight, highlighting the rich wood flooring below. The living area is wired for both TV and BT, while four wall-mounted uplighters and overhead pendants accentuate the height of the space. In the kitchen, grey tiled floors flow beneath modern grey cabinetry topped with warm wood-effect worktops. A two-tiered breakfast bar invites casual dining, and integrated appliances—including a stainless-steel sink, and electric hob with extractor—combine with USB-equipped sockets to meet every modern need.



GROUND FLOOR BEDROOM

2.90 x 3.73 (9'6" x 12'2")



A double bedroom with storage and wood affect flooring with frosted-glass panel and two pendant lights create a serene, well-lit space with under-stair storage.



WETROOM

1.98 x 2.58 (6'5" x 8'5")



he downstairs wet room has been thoughtfully designed for ease of use, featuring anti-slip flooring, pristine white tiles, a silver towel rail, an adjustable shower unit, and a convenient extractor fan. A streamlined white WC and basin sit neatly against the wall, while soft lighting ensures a bright, safe environment.

PRIMARY BEDROOM

4.94 x 3.79 (16'2" x 12'5")



Ascending the carpeted staircase, you reach the primary suite tucked beneath the eaves. Skylights above the glazed roof-beam gaps bathe the room in soft light, while built-in storage lines either side and a wall-mounted light creates a cozy retreat. A radiator and convenient TV aerial point complete this sanctuary.



ENSUITE SHOWER ROOM

2.45 x 1.00 (8'0" x 3'3")



The adjoining ensuite mirrors the wet room's functionality with vinyl flooring, a comfort-height WC, pedestal sink, and a white-tiled shower fitted with a powerful silver head and dedicated ventilation.

EXTERNAL



Eight Westminster Court seamlessly blends thoughtful accessibility features with contemporary style, all within easy reach of Mold's shops, cafes, and transport links. Viewing is highly recommended to appreciate both its practical design and its unique character.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire county council tax band B

DIRECTIONS

From the Cavendish Mold office: Head south on Wrexham St/B5444 towards Grosvenor St 249 ft Turn left onto Grosvenor St Westminster court will be on the right go through the archway and the property is at the back right hand side of the courtyard.

AGENTS NOTES

*Mews house

*Currently set up for someone with special needs
*Perfect for a live work studio space

ANTI MONEY LAUNDRY REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale

MATERIAL INFORMATION

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

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

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

Amended - NAD 28.05.25