



## Water Street

Mold, Flintshire CH7 1PQ

Price  
£108,950

A deceptively spacious two bedroom end terraced house with two reception rooms, gas fired central heating and double glazing, occupying a convenient position within a quarter of a mile of Mold town centre. Affording ideal accommodation for first time buyer or investment purchaser (option to purchase with tenant in situ), and in brief providing: entrance porch, reception hall, living room, separate dining room, kitchen with integrated appliances, first floor landing, two spacious bedrooms and bathroom. Enclosed yard to the rear with attached store.

## Water Street, Mold, Flintshire CH7 1PQ

### LOCATION

The property is located within an established and popular residential area located just off Wrexham Street in the heart of the town centre near to local amenities. The town provides a good range of shopping facilities catering for most daily needs and schools for ages nearby.

### THE ACCOMMODATION COMPRISES:

Wood effect UPVC double glazed panelled door to:

#### ENTRANCE PORCH

With tiled floor, electricity meter and full length inner door to:

#### RECEPTION HALL

Staircase to the first floor, tiled floor and radiator. Half glazed door to:

#### LIVING ROOM

3.43m x 3.35m (11'3" x 11'0")

Double glazed window to the front, white fireplace surround with black inset and hearth (blocked off), tv aerial point, telephone point and double panelled radiator.



#### DINING ROOM

3.73m x 3.66m (12'3" x 12'0")

Double glazed window, laminate wood effect flooring, black fireplace and hearth (blocked off), deep under stairs storage cupboard and double panelled radiator. Opening to the kitchen.



### KITCHEN

2.62m x 2.11m (8'7" x 6'11")

Range of light oak effect base and wall units with dark grey work tops with inset stainless steel sink unit with mixer tap and tiled splashback. Integrated appliances comprising four-ring gas hob, cooker hood and electric oven. Void and plumbing for washing machine and dishwasher. Space for fridge freezer, tiled floor, recessed lighting, double glazed window and UPVC double glazed exterior door.



### FIRST FLOOR LANDING

High ceiling with loft access.

### BEDROOM ONE

4.55m x 3.38m (14'11" x 11'1")

A spacious principal bedroom with double glazed window, high ceiling and two double panelled radiators.



### BEDROOM TWO

3.76m x 2.97m (max) (12'4" x 9'9" (max))

A double sized room with double glazed window, double panelled radiator and fitted cupboard housing a gas fired condensing boiler.

### BATHROOM

2.64m x 2.11m (8'8" x 6'11")

Fitted with a white suite comprising tiled panelled bath with mains shower valve and screen over, pedestal wash basin and wc. Fully tiled walls with matching floor, double panelled radiator, recessed lighting, extractor fan and double glazed window.



#### OUTSIDE

Small enclosed yard with attached store and gated access to the rear.



#### COUNCIL TAX

Flintshire County Council - Council Tax Band C.

#### DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street and take the second right handed turning onto Stanley Street. Fork left onto Water Street whereupon the property will be found on the left hand side.

#### PRIORITY 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/david.adams@cavendishrentals.co.uk.

#### VIEWING

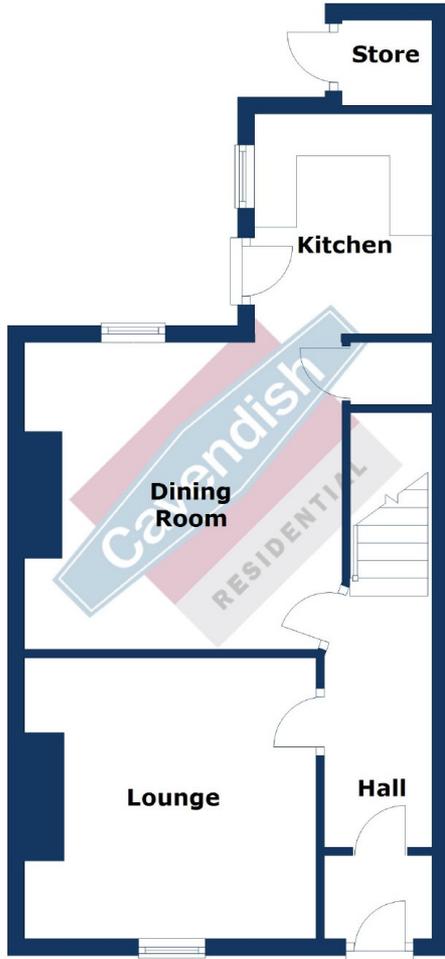
By appointment through the Agent's Mold Office 01352 751515.

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

DCW/JF



Ground Floor



First Floor



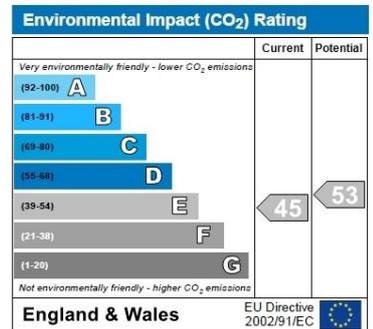
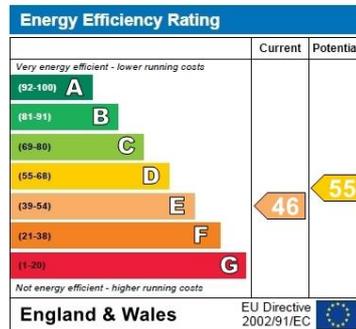
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



Hope House

