



85 Tai Maes, Mold, Flintshire, CH7 1RW

£215,000

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EPC - C77 Council Tax Band - D Tenure - Leasehold

Tai Maes, Mold

3 Bedrooms - House - Semi-Detached

This three-bedroom semi-detached home, located in the desirable area of Mold, offers a perfect blend of modern comfort and convenience. Situated close to the town centre, this property is ideal for families and professionals alike. The house features three well-proportioned bedrooms, including a master bedroom with an en-suite bathroom, providing ample space and privacy. The spacious living room serves as the heart of the home, offering a comfortable and versatile area for relaxation and entertainment. Additionally, the property boasts a modern conservatory, which extends the living space and provides a bright, airy environment ideal for year-round enjoyment.

The exterior of the property is equally impressive, with well-presented, low-maintenance gardens that offer a green oasis without the burden of extensive upkeep. Ample off-road parking is available, accommodating two vehicles at the rear of the property. There is also scope to add a garage subject to planning and a side extension subject to planning.

This home combines modern amenities with a prime location, making it an attractive option for anyone looking to settle in Mold.

Tenure: Leasehold (there are approximately 990 years remaining and the ground rent is set at £200 per annum). EPC Rating 77C. Council Tax Band: D.



Accommodation

Entrance via a front door, leading into the:

Entrance Hallway

Lighting, radiator, and doors leading off.

Downstairs w/c

5'10" x 2'7" (1.8 x 0.8)

Hand-wash basin with stainless steel taps and vanity unit, low flush w/c, obscure UPVC window to the front elevation, lighting, radiator, tiled flooring and a consumer unit.

Living Room

15'1" x 15'8" (4.6 x 4.8)

Gas fireplace (Not in use), two radiators, UPVC window to the front, down-lights, TV access point, power-points, under-stairs storage cupboard, lighting, stairs leading to the first floor landing.

Kitchen

16'4" x 9'6" (5 x 2.9)

UPVC windows to the rear elevation, partially tiled walls, stainless steel extractor fan, integrated Neaf oven, four ring electric hob, power-points, lighting, void for free standing fridge freezer, granite style worktops with drawers and base units beneath and wall units over, void and plumbing for washing machine and dryer, one and a half bowl sink with stainless steel mixer taps over. Finally there are UPVC double doors from the kitchen, into the:

Conservatory

15'8" x 9'10" (4.8 x 3)

This room can also be used as a dining area, it comprises of: UPVC windows, french style UPVC door leading to the rear, lighting, radiator, power-points.

First Floor Landing

Radiator, lighting, singular power-point, storage cupboard, access to the loft hatch and doors leading off.



Bathroom

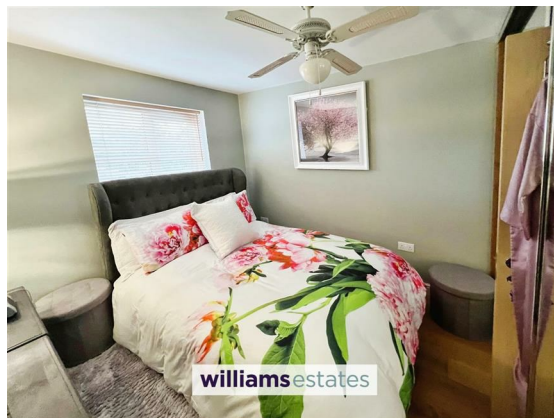
6'6" x 6'6" (2 x 2)

Partially tiled walls, bathtub with stainless steel taps and shower head over, radiator, obscure UPVC window to the rear elevation, low flush w/c, down-lighting, extractor fan, hand wash basin with stainless steel mixer tap over.

Bedroom

9'6" x 9'6" (2.9 x 2.9)

Lighting, built-in wardrobe, UPVC window to the rear elevation, power-points, TV access point, and a door leading to the en-suite.



En-Suite

9'2" x 3'7" (2.8 x 1.1)

Tiled flooring, partially tiled walls, obscure UPVC window to the side elevation, low flush w/c, radiator, hand wash basin with stainless steel tap over, walk-in shower enclosure with stainless steel shower head.

Bedroom

10'2" x 8'10" (3.1 x 2.7)

Lighting, power-points, UPVC window to the front elevation.



Bedroom

10'5" x 7'6" (3.2 x 2.3)

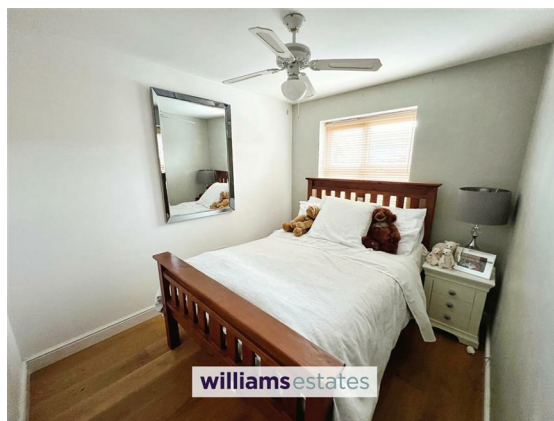
Currently used as a storage room, comprises of: a decorative UPVC arched window overlooking the front elevation, built-in sliding wardrobe, power-points.

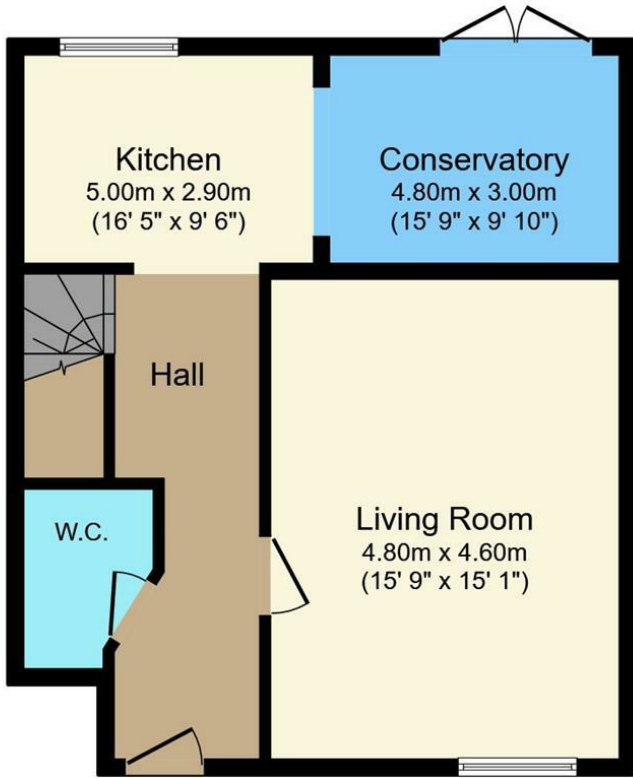
Outside

To the front of the property, there is a stone paved pathway leading to the front door. There is also a small grass lawned area with well presented shrubbery at the front. Then there is a timber gate that leads to the rear driveway, which can hold multiple vehicles. In the rear garden, there is a small patch of artificial grass and decking for ease of maintenance.

Directions

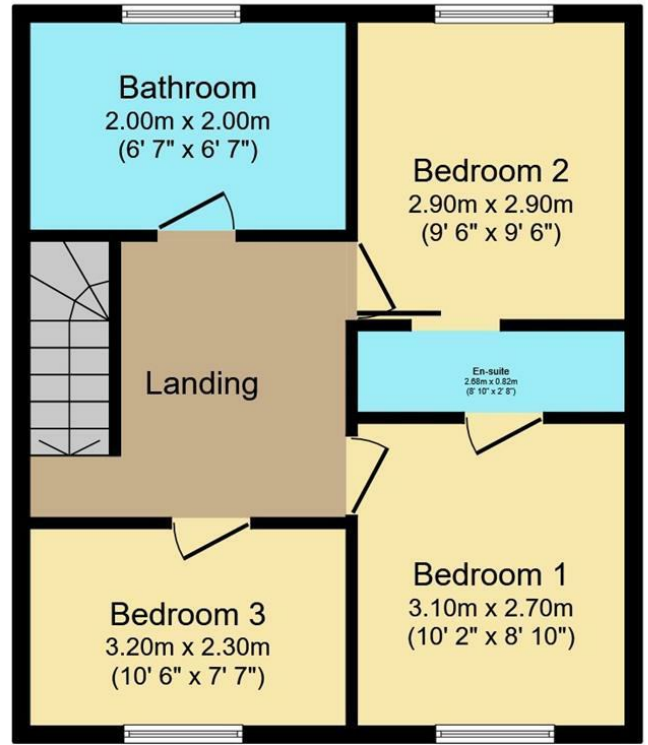
Start on Chester Street in Mold, heading southeast towards the A494. Turn left onto the A494. Continue straight on this road. At the roundabout, take the 3rd exit onto King Street. Continue on King Street, which eventually turns into Denbigh Road. After a short drive, turn right onto Tai Maes. Follow the road around Tai Maes until you reach 85 Tai Maes on the right.





Ground Floor

Floor area 41.1 m² (442 sq.ft.)



First Floor

Floor area 41.9 m² (451 sq.ft.)

TOTAL: 83.0 m² (893 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.