



1 Ivy Crescent, Mold, CH7 1RZ

£189,999



EPC - null

Council Tax Band - B

Tenure - Freehold

Ivy Crescent, Mold

3 Bedrooms - House - Semi-Detached

Situated in the charming Ivy Crescent area of Mold, this lovely semi-detached home offers an excellent opportunity for families or individuals. With three well-proportioned bedrooms and a welcoming living room, it provides plenty of space for comfortable everyday living and entertaining.

The property includes a well-appointed bathroom and a thoughtfully designed layout that maximises both space and functionality, creating a practical yet cosy environment. The open-plan kitchen diner is a particular attractive space, due to its stylish nature.

Located in a friendly location, within walking distance Mold's shops, schools, and parks, it's perfectly positioned for convenient, community-focused living.

More than just a house, this is a place to build lasting memories. Combining comfort, space, and a warm atmosphere, this is an opportunity not to be missed.

EPC: TBC. Council Tax Band: B. Tenure: Freehold.



Front Exterior

The front exterior of the property is characterised by a gravel driveway offering ample off-road parking. The house is a semi-detached brick and white-rendered home with a simple front door and a large window to the living room. Wooden fencing and mature trees provide some screening and privacy at the front.

W.C.

The ground floor cloakroom features a white close-coupled toilet and a sink set into a vanity unit. The space is finished with light neutral walls and flooring, with a radiator under the window providing warmth and comfort.



Hallway

The hallway at the entrance is bright and welcoming with light-coloured walls and flooring. A staircase leads to the first floor, and a small window brings in natural light. The hallway offers access to the living room and kitchen/diner.

Living Room

This inviting living room features a modern electric fireplace set into an accent wall, creating a striking focal point. Light grey flooring extends across the space, while a large window lets in natural light. The room is complemented by stylish decorative touches. The open-plan layout connects seamlessly to the kitchen dining area, enhancing the flow of the ground floor.



Dining Room

The dining area forms part of the open-plan kitchen/diner, while sliding glass doors open out to the rear garden, filling the room with natural light and offering easy access outdoors.

Kitchen

The kitchen is fitted with sleek white handleless units and grey work surfaces, arranged in an L-shape beneath a window overlooking the garden. Integrated appliances include a double oven and hob with extractor hood, while space is provided for a washing machine and freestanding fridge freezer. The room benefits from modern grey flooring and practical lighting, making it a bright and functional cooking space that flows into the dining area.

Landing

The landing at the top of the stairs features a small window that brings in natural light. It provides access to the bedrooms and bathroom.

Bedroom 1

The main bedroom is a cosy retreat. The room benefits from natural light through a window framed by curtains. A built-in wardrobe and chest of drawers provide good storage.

Bedroom 2

A large wardrobe with mirrored sliding doors provides ample storage, while the soft grey carpet adds a cosy feel to the space. The room is bright and welcoming, ideal for guests or family members.

Bedroom 3

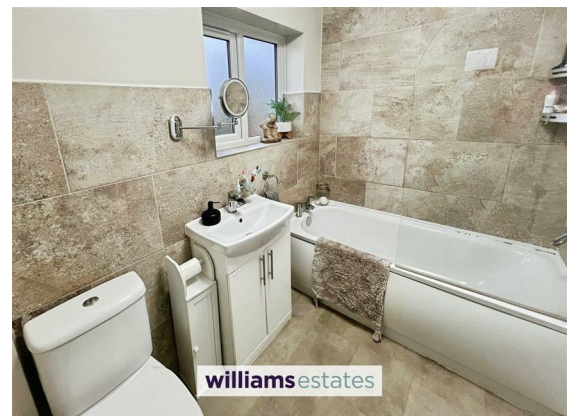
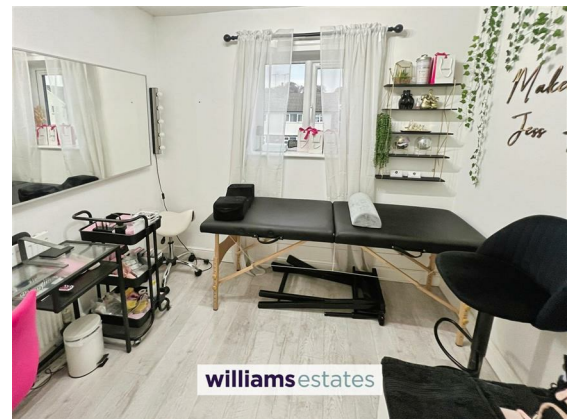
Currently used as a home beauty studio, this versatile room could be used as a study or third bedroom. The room benefits from a window offering natural light and a quiet atmosphere.

Bathroom

The family bathroom is well-appointed with modern fixtures including a white bathtub with an overhead shower, a sink set into a vanity unit, and a close-coupled toilet. Walls and floor are tiled in beige stone-effect tiles that create a clean and contemporary look. A window above the bath allows light into the room.

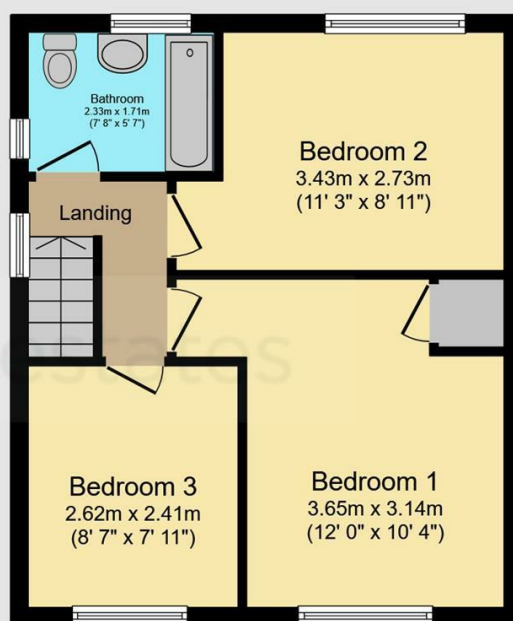
Rear Garden

The rear garden is a manageable size, designed for low maintenance with a raised decking area and an artificial grass lawn bordered by white gravel. Timber fencing encloses the garden, providing privacy, and the decking area is ideal for outdoor seating or entertaining.





Ground Floor
Floor area 40.6 sq.m. (437 sq.ft.)



First Floor
Floor area 40.6 sq.m. (437 sq.ft.)

Total floor area: 81.2 sq.m. (874 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

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



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.

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