



2 Cunliffe Street

, Mold, CH7 1JD

Offers Over £130,000



Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this Traditional Two Bedroom End Terrace Property situated on a quiet unadopted lane off Wrexham Road within walking distance to Mold Town Centre. The property has been much improved by the current owners whilst still retaining pockets of character to include original pine panelled interior doors and two open fires creating a truly unique home. The accommodation is deceptively spacious and would be well suited to First Time Buyers or Investors.

The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen and stairs leading down to the cellar and Two Bedrooms and a Large Bathroom to the First Floor. Externally the property benefits from an enclosed rear yard that has been designed with ease of maintenance in mind. The property also benefits from gas central heating and double glazing.

Mold is proud to be the home of the largest and best remaining street market in North Wales and is held high esteem by traders and shoppers alike, for the range of goods available alongside its warm traditional Welsh welcome. Mold is also lucky to have some great Primary and Secondary schools including both English and Welsh. It has a wide range of health care facilities available around the town including dentists, doctors and opticians. Mold offers a wide range of shops, recreational facilities, libraries, a variety of supermarkets, theatre and cinema, as well as the A55 being a close link to the main motorway networks across the North and North West regions.



Accommodation Comprises

Upvc double glazed front door leads into:

Entrance Hallway

Staircase leading to the first floor, single panel radiator, dado rail, textured and coved ceiling and decorative tile effect vinyl flooring.

Lounge 11'6" x 11'0" (3.517m x 3.362m)

A cosy living space with feature cast iron fire sat on marble hearth with built in cupboards either side one of which concealing the gas meter, double glazed window to the front elevation, double panelled radiator, T.V and Aerial sockets, textured ceiling and picture rails.

Dining Room 11'7" x 11'7" (3.539m x 3.536m)

A useful addition to the property allowing versatile living space for family dining or office space with double glazed patio doors leading to the rear garden, open fire sat on tiled hearth with iron effect surround, modern vertical radiator, textured ceiling and wood effect laminate flooring.

Original pine panelled door leads into:

Kitchen 10'7" x 7'11" (3.249m x 2.426m)

Fitted with modern wall, base and draw units with wood effect work surfaces over, one and a half stainless steel sink unit with mixer tap over and matching drainer, Integrated appliances to include; floor standing fridge freezer, dishwasher, electric oven with four induction hob above and extractor hood over. Void and plumbing for washing machine and drier, splash back wall tiling, wood effect tiled flooring and double glazed window to the side elevation.

Door provides access to cellar

Cellar

Light installed.

Stairs from hallway rise to

Landing

A split level landing providing access to all first floor accommodation and loft hatch.

Bedroom One 16'1" x 11'1" (4.909m x 3.389m)

A generous sized double bedroom with double glazed window to the front elevation, built in cupboard over the recess of the stairs fitted with shelving and hanging rail, double panel radiator and textured ceiling.

Bedroom Two 11'8" x 7'1" (3.573m x 2.166m)

Double glazed window to the rear elevation, double panelled radiator and fitted cupboard housing a Worcester gas fired central heating boiler.

Bathroom 10'7" x 7'10" (3.23m x 2.41m)

A large bathroom fitted with a three piece suite comprising a 'P' shaped panelled bath with electric shower over and glass screen, low flush W.C and sink unit set with vanity. Frosted double glazed window to the side elevation with top opener, double panelled radiator, tile effect vinyl flooring and extractor fan.

Outside

To the rear you will find a rear private yard benefitting from a paved area and wooden decking area allowing ample space for al fresco dining and entertaining in the warmer months.

A wooden pedestrian access gate to the rear property.

EPC Rating TBC

Council Tax Band C

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	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

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