



16 Lon Isaf

Mold, CH7 1XA

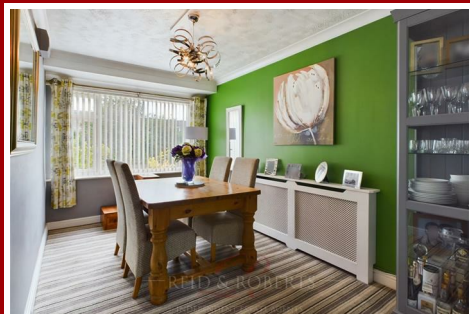
O.I.R.O £270,000



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Property Description

Reid & Roberts Estate and Letting Agents proudly present this charming Four Bedroom Semi Detached Home located in a peaceful cul de sac in the heart of Mold. The property has been well-maintained and the current owners have made significant enhancements, including a beautifully landscaped garden that provides ample privacy for outdoor enjoyment during the warmer months. This spacious family home is ideal for those looking to take their next steps, so don't hesitate to schedule a viewing today.

In brief the property comprises an Entrance Hall, Lounge, Kitchen, Dining Room, and Ground Floor Bedroom/Study on the ground floor, while the First Floor boasts Three Double Bedrooms and a Family Bathroom. Outside, the property offers a paved driveway with parking space for up to four vehicles. The meticulously designed rear garden includes raised areas designed for easy maintenance, adding to the overall appeal of the property.

The historic market town of Mold offers many amenities to include: twice weekly street market, shops, restaurants, public houses, sports and leisure facilities both Welsh and English Medium schools for all ages and the Theatre Clwyd. The A55 is also within easy reach making the main towns and centres of employment throughout North Wales and the North West Regions easily accessible.

Accommodation Comprises

The property is approached via a paved driveway leading to the front Entrance.

Upvc double glazed door with decorative unit and frosted side unit, opens into:

Entrance Hallway

Offering a warm welcome to the home with stairs leading to the first floor accommodation with understairs storage cupboard with fitted shelving, double panel radiator with cover, smoke alarm, white panelled doors leads into further accommodation.

Study/Bedroom Four

A multifunctional room which could be utilised as a home office or a ground floor bedroom fitted with a range of cupboards and shelving, double panelled radiator and Upvc double glazed window to the front elevation.

Lounge

A homely room with gas living flame set on a marble hearth with matching backdrop and surround, double panelled radiator with radiator cover, recessed down lights, Upvc double glazed door opens to the rear patio area allowing sight of the well appointed garden allowing ample

light to flow into the room.

Door leads into:

Kitchen

Featuring an array of wall and base units complemented by roll top work surfaces, a one and a half bowl stainless steel sink unit with a drainer and mixer tap, a built-in Hotpoint double oven and grill, and an integrated 'Neff' four-ring gas hob with an extractor fan above, this kitchen also offers space and connections for an American-style fridge/freezer, a washing machine, and a tumble dryer. The tiled splashback, wood effect laminate flooring, double panelled radiator, and understairs storage cupboard add to the functionality and aesthetic appeal of the space. An archway leads into the next area, seamlessly connecting the kitchen to the rest of the living space for a cohesive and open feel. This well-equipped kitchen provides ample storage, modern appliances, and practical features that cater to the needs of everyday living, making it a versatile and inviting space for cooking and entertaining.

Dining Room

The dining room features a coved ceiling, a wall-mounted electric fuse box, double panel radiator with a radiator cover, and a Upvc double glazed window overlooking the front elevation. Additionally, there is a Upvc double glazed decorative door that opens to the side of the house.

Stairs From Hallway Rise To

Landing

With smoke detector and white panelled doors leading to all first floor accommodation.

Bedroom One

The spacious master bedroom boasts a double panelled radiator, along with storage tucked into the eaves that have been insulated with Cellotex boarding. Additionally, the room features an Upvc double glazed window that overlooks the front elevation, allowing natural light to flood the space and create a bright and inviting atmosphere.

Bedroom Two

The second bedroom features a built-in wardrobe complete with a hanging rail and shelving, all concealed behind mirrored sliding doors for a sleek look, double panelled radiator and double glazed Upvc window overlooking the rear garden.

Bedroom Three

Panelled radiator, loft access, Upvc double glazed window to the front elevation.

Bathroom

The bathroom is equipped with a four piece suite comprising a corner

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shower cubicle with a wall-mounted mains shower and glazed screen, a tiled bath with a mixer tap and shower attachment with raised tiled wall to create an element of privacy, a low flush W.C., and a pedestal sink with taps. Additionally, it features a single panelled radiator, tiled walls and floor, a built-in airing cupboard housing a Worcester gas combi boiler, and Upvc double glazed frosted windows to the side and rear elevation.

Outside

To the front the property is approached via block paved driveway providing ample 'Off Road' parking for three/ four vehicles. There is a gate on the side that leads to the house, as well as another gate that provides access to the rear of the property. Moving to the rear of the property, you will discover a beautifully landscaped garden that is designed for low maintenance. The garden features a tiered layout with a paved patio/seating area, a stone wall, and sleeper steps that lead up to an artificial grassed and slate area adorned with various shrubs, trees, and bushes. Additionally, there are further steps that lead up to another garden area consisting of slate and a paved patio/seating area. This area includes a raised decked garden shed, a second garden shed, and panelled fencing around the boundaries. One of the standout features of this property is the high level of privacy it provides to its residents.

EPC Rating - C

Council Tax Band - D

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 Lauren Birch or Holly Peers 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

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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

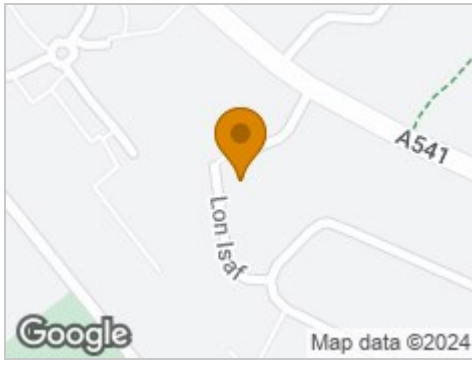
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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.



Road Map



Hybrid Map



Terrain Map



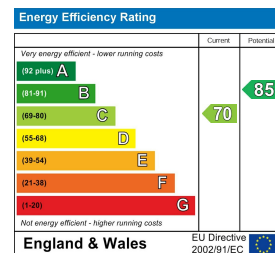
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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