



## 50 Hafod Park

Mold, CH7 1QW

Offers In The Region Of £250,000



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## Property Description

Reid & Roberts Estate and Letting Agents are thrilled to present this Spacious Three Bedroom Detached Property with Expansive Gardens to the market. Nestled in a well-established and conveniently situated development, this home is just a short walk from Mold town centre. The property offers a unique opportunity for extensive refurbishment and modernisation, allowing you to create your perfect home.

The accommodation briefly comprises an Entrance Hallway, Lounge, Dining Room, Kitchen with Dining Area, Utility Room, and Downstairs W.C. on the ground floor, with Three Bedrooms and a Family Bathroom to the first floor. Outside, the property features a driveway providing off-road parking for multiple cars with a further detached garage. The extensive rear garden is perfect for families and those who enjoy outdoor entertaining.

The prime location ensures easy access to all the amenities and attractions that Mold has to offer, making it an excellent choice for those seeking a comfortable and convenient living space. The historic market town of Mold offers numerous amenities, including a twice-weekly street market, shops, restaurants, pubs, sports and leisure facilities, both Welsh and English medium schools for all ages, and Theatre Clwyd. The A55 is also easily accessible, providing convenient links to the main towns and employment centers throughout North Wales and the North West regions.

## Entrance Porch

With quarry tiled flooring and Upvc double glazed window to the side elevation.

## Hallway

Stairs rise to the first floor accommodation with under stairs storage beneath, paneled radiator, exposed floorboards and textured ceiling.

Doors lead to all ground floor rooms.

## Lounge

17'5" x 10'6" (5.31m x 3.21m)

Upvc double glazed window to the front elevation allowing for natural light to beam through, gas fire set on a tiled hearth, integral ample storage cupboard, ceiling light point, double paneled radiator, T.V aerial socket, dado rail and coved ceiling.

## Dining Room

15'5" x 7'6" (4.70m x 2.30m)

Upvc double glazed window to the front elevation, double paneled

radiator and coved ceiling.

Wooden door with frosted windows leads into the:

## Utility Room

12'0" x 7'4" (3.66m x 2.25m)

Housing a range of base and drawer units with stainless steel sink unit and mixer tap over. With fluorescent lighting, upvc double glazed door to the rear and quarry tiled flooring.

## Kitchen

17'6" x 9'11" (5.350m x 3.034m )

The vibrant fitted kitchen houses a range of wall, base and drawer units with granite effect surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine, electric oven with grill, gas hob and extractor fan over, space for under counter fridge and freezer, double paneled radiator, fluorescent lighting, quarry tiled flooring and Upvc double glazed windows to the rear elevation overlooking the gardens.

## Downstairs W.C

5'3" x 2'10" (1.61m x 0.869m)

Fitted with a two piece suite comprising of low flush W.C and wash hand basin, tiled walls and quarry tiled flooring.

## First Floor Accommodation

### Landing

Providing access to all first floor accommodation with ceiling light point.

### Bedroom One

17'5" x 11'4" (5.317m x 3.473m )

Upvc double glazed windows to the front and side elevation, paneled radiator, exposed floorboards, ceiling light point and ample storage cupboard.

### Bedroom Two

10'1" x 8'5" (3.097m x 2.580m )

With upvc double glazed window to the rear and side elevation, paneled radiator, exposed floorboards, ceiling light point and ample storage cupboard.

### Bedroom Three

10'2" x 8'4" (3.124m x 2.547m)

With upvc double glazed window to the rear elevation, paneled radiator, exposed floorboards and ceiling light point.

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## Bathroom

5'3" x 6'10" (1.604m x 2.102m )

Fitted with a three piece suite comprising of paneled bath with shower over, wash hand basin with taps over and low flush w.c. Upvc double glazed frosted window to the side elevation with top opener and splash back tiling.

## Outside

### Garden

The garden is primarily laid to lawn, providing a straightforward and manageable outdoor space for family entertaining. The garden also has a patio area and mature shrubs and bushes to the side. You will also find a detached garage providing ample space. The front garden has been designed with ease in mind as it is mainly laid to lawn with hedges to the border for an extra sense of privacy.

## EPC Rating - TBC

## Council Tax Band - E

### 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

### 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.



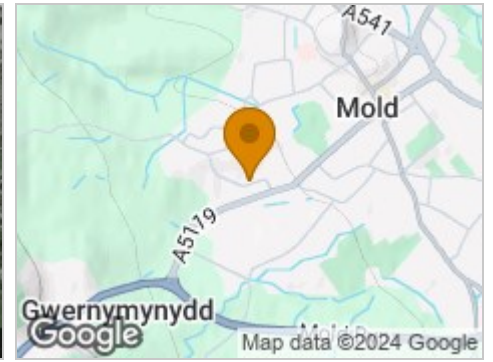
## Road Map



## 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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