



69 Chester Road

Mold, CH7 1UE

£210,000



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Property Description

Reid & Roberts Estate and Letting Agents are excited to present this generously sized three-bedroom semi-detached home, positioned right in the heart of Mold town centre. Perfectly situated among a variety of shops, restaurants, and everyday amenities. It offers a rare opportunity for extensive refurbishment and modernisation, giving you the freedom to craft your dream home in this prime, central location.

The ground floor features an enclosed porch leading into a spacious lounge, dining room, kitchen, and conservatory, offering plenty of space for family living and entertaining. Upstairs, the property boasts three well-sized bedrooms, including a master bedroom with an en suite, alongside a family shower room. Externally, the property benefits from off-road parking with a private driveway and a garage, ensuring ample space for vehicles. The expansive rear garden is perfect for family gatherings, outdoor activities, or simply enjoying the outdoors.

Its unbeatable location offers easy access to Mold's wide array of amenities and attractions, making this home an excellent choice for those seeking both convenience and a vibrant lifestyle. Mold's historic market town boasts a lively twice-weekly street market, a range of independent shops, restaurants, pubs, and numerous sports and leisure facilities. Families are well catered for with both Welsh and English medium schools for all age groups, and the property is just a short distance from the renowned Theatre Clwyd, offering a rich cultural experience. For commuters, the A55 is easily accessible, providing excellent transport links to major towns and employment centres throughout North Wales and the North West region.

Accommodation Comprises:

Tarmacadam driveway leads up to:

Enclosed Porch

Double glazed window to the front elevation, tiled flooring, cupboard housing the electric meter and a wooden door with frosted glass leads into:

Reception Hall

Offering a warm welcome into the property with wood effect laminate flooring, panelled radiator with radiator cover, textured ceiling, ample storage beneath the stairs with light and stairs rising to the first floor accommodation. Doors leading to:

Lounge

14'7" x 10'4" (4.456m x 3.158m)

With upvc double-glazed bow window to the front elevation, allowing plenty of natural light to fill the space. With double-panelled radiator, aerial socket, textured ceiling and wall light point. A feature gas fire, framed by an elegant marble surround, making this space perfect for relaxation and entertaining.

Dining Room/Living Area

19'4" x 10'6" (5.913m x 3.209m)

This expansive living area offers ample space for a dining table and is accentuated by a charming feature archway, creating the illusion of two separate rooms. It boasts a cozy gas fire framed by a marble surround and a wooden mantel. Panelled radiator with a decorative cover, textured ceiling, and wall light

points add to the room's character. A upvc sliding door seamlessly connects the space to the conservatory, allowing for an abundance of natural light and easy access to outdoor living.

Sun Room

7'5" x 6'8" (2.277m x 2.046m)

Featuring upvc-panelled double-glazed windows to both the rear and side elevations, allowing plenty of natural light to flood the space. With its exposed floorboards, the room exudes a charming, rustic feel, offering a versatile space perfect for relaxing, entertaining, or enjoying the garden views year-round.

Kitchen

15'10" x 7'11" (4.840m x 2.418m)

This contemporary kitchen is designed with a stylish array of wall and base units, complemented by attractive work surfaces with one and a half composite sink unit with matching drainer and mixer tap over. The kitchen is equipped with a built-in electric oven and a four-ring gas hob, along with void and plumbing for a washing machine and space for a fridge freezer. With splashback wall tiling to picture rail height, wall-mounted boiler, installed just 12 months ago and double-panel radiator. Natural light pours in through the double-glazed window overlooking the rear elevation.

A upvc door provides convenient access to the rear of the property.

Lean To Porch

Comprising of upvc double glazed window to the side elevation, tiled flooring and upvc door to the rear elevation.

Wooden door leads into the garage where you will find an up and over door and light and power.

First Floor Accommodation

Landing

An open space allowing access to all first floor accommodation, comprising of upvc double glazed window to the side elevation, panelled radiator, textured ceiling and loft access.

Bedroom One

18'5" x 7'8" (5.626m x 2.344m)

An extensive room with feature archway, fitted wardrobes and ample cupboards, panelled radiator, textured ceiling and upvc double glazed window to the rear elevation.

Sliding door leads into:

En-Suite

6'7" x 4'10" (2.016m x 1.484m)

Comprising of a three piece suite with corner panelled bath with feature gold mixer taps over, low flush w.c and wash hand basin. Tiled walls to the dado rail height, double panelled radiator, wood effect laminate flooring and upvc double glazed window the rear elevation.

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Bedroom Two

11'6" x 7'8" (excluding wardrobes) (3.530m x 2.357m (excluding wardrobes))

Having upvc double glazed window to the front elevation, panelled radiator and textured ceiling.

Bedroom Three

7'3" x 6'10" (2.218m x 2.094m)

With upvc double glazed window to the front elevation, panelled radiator and textured ceiling.

Bathroom

5'5" x 6'10" (1.655m x 2.098m)

Fitted with a three piece suite comprising of a corner shower cubicle with mains shower attachment, low flush W.C and wash hand basin set in a vanity unit. Wall tiling, double panelled radiator, wood effect laminate flooring. Upvc double glazed frosted window to the side elevation.

Outside

Accessed via a well maintained tarmacadam driveway, this property offers ample off-road parking for multiple vehicles leading to a garage with up and over door.

The easy-to-maintain rear garden is designed for convenience and relaxation, featuring a generous patio area perfect for outdoor dining and entertaining. The gravel adds a stylish touch while minimising upkeep while the feature of the garden is the vibrant hydrangea set in the centre, making it ideal for those with a busy lifestyle. Enjoy the simplicity and charm of this low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive gardening work.

Garage

Council Tax Band - D

EPC to be confirmed

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

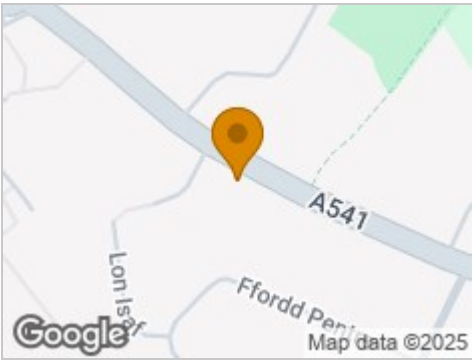
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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



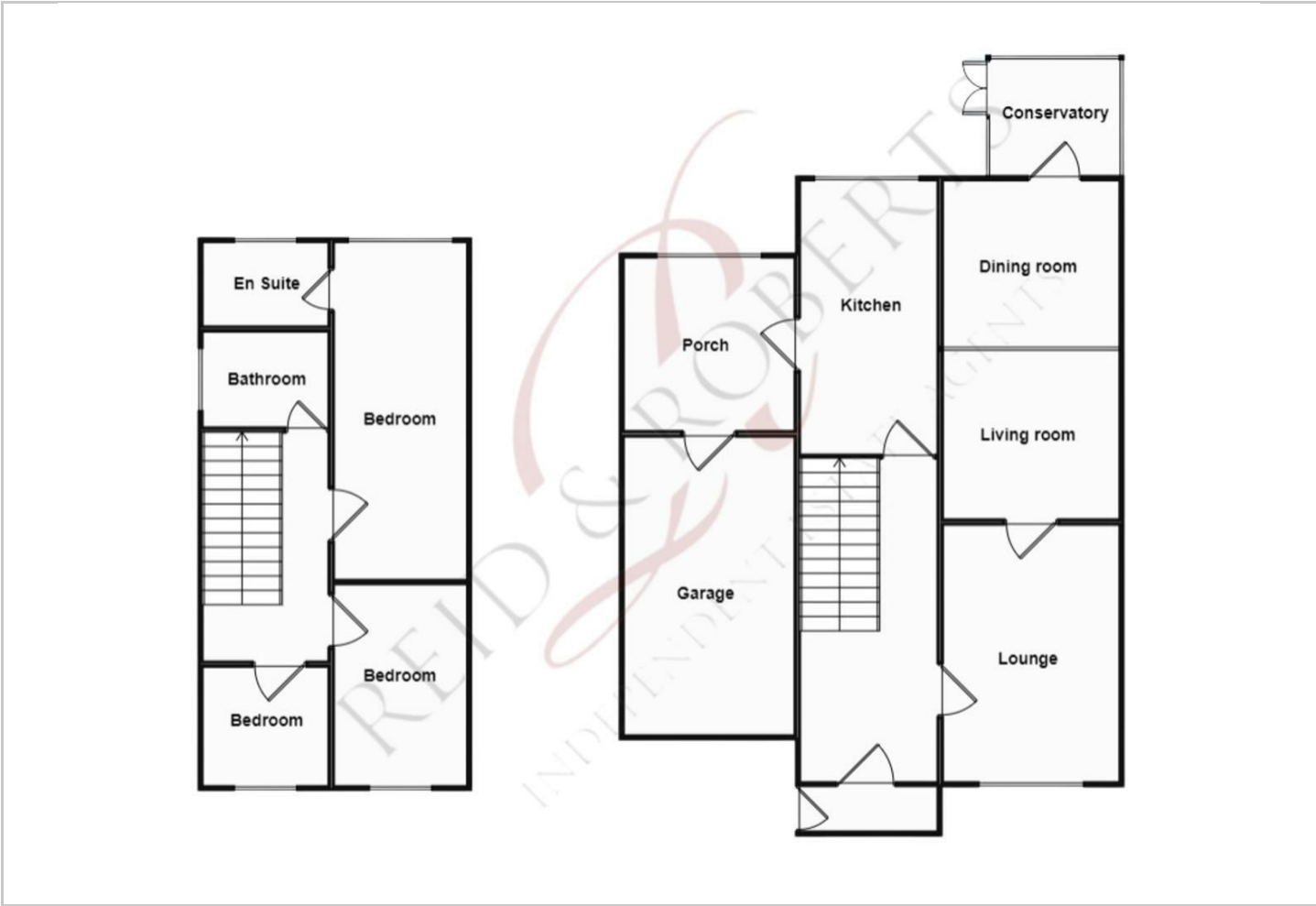
Hybrid Map



Terrain Map



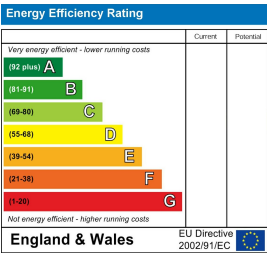
Floor Plan



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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