



3 Alyn Street

Mold, CH7 1LN

Offers In The Region Of £130,000



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Property Description

Reid & Roberts Estate and Letting Agents are thrilled to present this charming mid-terraced property, conveniently located on the outskirts of Mold Town Centre. This property stands out with its original features, offering a rare opportunity to own a home with character and traditional charm. From original fireplaces to decorative coving, every corner of this home exudes potential and is a true reflection of its era.

While the property would benefit from modernisation and renovation, it offers a blank canvas for buyers to put their own personal stamp on. With some thoughtful updates, this house could easily become a stunning family home or a perfect investment for those looking to step onto the property ladder. Whether you are a first-time buyer or an investor, this home represents a fantastic opportunity to create something truly special in a desirable location.

The ground floor features an inviting Entrance Porch, a cosy Lounge and Dining Room and Kitchen. Upstairs, there are two Bedrooms and a Family Bathroom. Externally, the property benefits from a small front garden, while the rear offers an enclosed yard with the original w.c which is now utilised as additional storage. The property is available with No Onward Chain, making it a fantastic opportunity for a hassle-free move.

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

Accessing the property via a Upvc door with frosted glass window.

Entrance Hallway

The cosy welcoming entrance hallway offers wood laminate flooring, decorative arched ceiling point, and light fitting.

Lounge

10'9" x 10'2" (3.286m x 3.115m)

Featuring a gas fireplace with a wooden surround, metal inset, and hearth, this room also includes a double panel radiator, a phone point, TV extension, and a Upvc double-glazed window to the front elevation.

Opening leads into:

Dining Room

11'6" x 9'5" (3.523m x 2.876m)

A Upvc double-glazed window overlooks the rear elevation, complemented by a double panel radiator. The room features a textured ceiling, wood-effect laminate flooring, and a wall-mounted gas heater set within a wooden surround.

Kitchen

12'0" x 5'0" (3.681m x 1.548m)

Fitted with a range of wall and base units topped with wooden worktops, the kitchen includes a stainless steel sink with a matching drainer and mixer tap. With space for a fridge/freezer and gas hob, along with splash-back tiling and a fluorescent light. A designated void with plumbing is available for a washing machine. The room also features a textured ceiling and Upvc patio doors to the side elevation.

First Floor Accommodation

Landing

Providing loft access and a Upvc single glazed window with wooden surround.

Bedroom One

13'3" x 11'9" (4.041m x 3.582m)

Comprising of feature fire surround and mantel, Upvc double glazed window to the front elevation, double panel radiator and wall light points.

Bedroom Two

12'0" x 6'11" (3.660m x 2.121m)

With Upvc double glazed window to the rear elevation and double panel radiator.

Bathroom

8'10" x 5'2" (2.715m x 1.596m)

A three piece suite comprising panelled bath with taps over and shower head attachment, wash hand basin set within a vanity unit and low flush w.c. With vinyl flooring, Upvc double glazed frosted

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window to the side elevation, double panel radiator and a cupboard housing the boiler.

Outside

To the rear, you'll discover a private yard that includes the original outside W.C., now converted into a convenient storage area. The paved space offers ample room for al fresco dining and entertaining during the warmer months."

EPC Rating - C

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 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

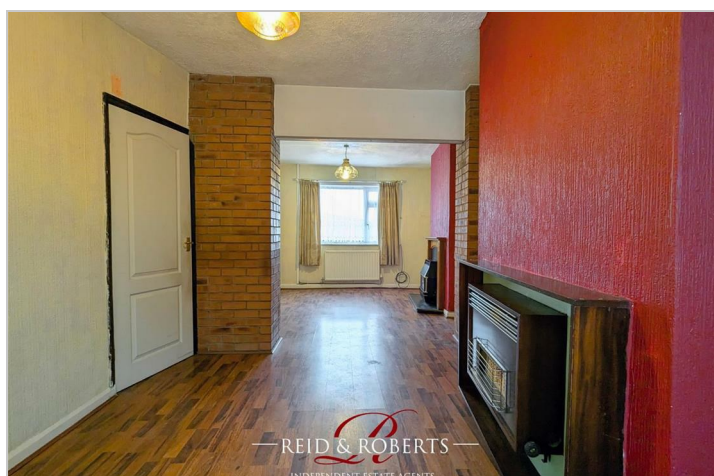
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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



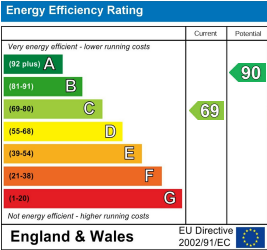
Floor Plan



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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