



10 Highfield Villas

Mold, CH7 1PW

Offers Over £350,000



10 Highfield Villas

Mold, CH7 1PW

Offers Over £350,000



Property Description

Reid & Roberts Estate and Letting Agents are thrilled to introduce to the market this charming and characterful 1930's extended semi-detached family home. This is a rare opportunity to acquire a much-loved residence that offers a wealth of spacious living accommodation, extensive gardens, and an abundance of original features, seamlessly combined with tasteful modern updates. From the moment you step inside, you'll appreciate the craftsmanship of the past, with original doors, elegant picture rails, and a stunning balustrade, all thoughtfully preserved. The property has undergone sympathetic modernisation, perfectly complementing its period charm while providing the convenience of contemporary living.

The expansive rear garden is a true oasis and one of the home's most outstanding features. Larger than average, it offers a tranquil escape from the demands of daily life. Complete with a serene wildlife pond and a greenhouse, this outdoor space provides the ideal retreat for relaxation or gardening enthusiasts with the potential for future extensions, should you wish to further develop the property.

In brief the accommodation comprises; Grand Reception Hallway, Dining Room, Living Room, Breakfast Room opening into the Kitchen, Utility Room, Shower Room and Office/Library to the ground floor. To the First floor you will be met with Three Bedrooms, Separate W.C and Bathroom along with a full boarded loft allowing further development opportunity. Externally, the home is set back from the road with a resin-bound gravel driveway, providing ample off-road parking, and a neatly maintained lawned front garden. To the rear, the expansive gardens seem to stretch endlessly, providing a magnificent outdoor space that truly needs to be seen to be fully appreciated.

This is an exceptional opportunity to own a property on one of the area's most sought-after roads. Don't miss the chance to make this remarkable family home your own—schedule a viewing today!

Accommodation Comprises

The property is approached via a meticulously laid resin-gravel driveway, providing ample off-road parking for multiple vehicles, and leading seamlessly to the front entrance.

Composite door with arched glass panel leads into;

Reception Hallway

A grand and inviting reception hallway greets you with its impressive original solid wood balustrade, exuding character. Natural light floods the space through a double-glazed window to the side elevation, enhancing the welcoming atmosphere. The hallway also features a double-panel radiator, telephone point, wall mounted hive heating control and picture rails all combining to create an elegant first impression. The useful addition of an under stairs cupboard offers convenient storage space.

Dining Room

This elegantly presented room, currently serving as a dining area, offers versatile functionality to suit your needs. At its heart is a stunning feature gas fire, framed by a marble surround and inset, beautifully complemented by an oak mantel above, creating a warm and inviting focal point. Double glazed leaded bay window to the front elevation, double panel radiator, T.V aerial socket, textured and coved ceiling and picture rail add to its period charm and elegance.

Living Room

Another beautifully character-filled room, this space features an open fire with a decorative tile inset, perfectly complemented by a grand wooden mantel that enhances the room's warmth and character. A large UPVC sliding door invites an abundance of natural light to flood the room while offering delightful views of the stunning rear garden. Additional amenities include a single-panel radiator, a T.V. aerial socket for added convenience, as well as a coved ceiling and picture rail, maintaining the room's classic, timeless appeal.

Breakfast Room

A delightful space to relax and start the day, this charming room is filled with natural light from two double-glazed, leaded windows to the side elevation. It features a fitted cupboard with ample shelving for storage, along with an additional cupboard housing the electricity meter, single panel radiator, coved ceiling and wood effect laminate flooring.

An archway leads seamlessly into the kitchen, creating an open-plan atmosphere perfect for everyday living and entertaining.

Kitchen

Continuing with the wood-effect laminate flooring, this modern fitted kitchen offers a range of oak-fronted wall, base, and drawer units, complemented by sleek work surfaces. It features a one-and-a-half bowl stainless steel sink with a matching drainer and mixer tap. Integrated appliances include a range cooker, extractor hood, floor-standing fridge/freezer, and dishwasher, with the wall-mounted boiler neatly concealed within a cupboard. There is also loft access and an original wooden door leading through to:

Utility Room

Featuring base units, along with matching floor-to-ceiling cupboards that provide ample storage space, this area includes a stainless steel sink unit with splashback tiling. Integrated washing machine and tumble dryer. The room is finished with quarry tiled flooring, a double panel radiator, and a double-glazed window to the side elevation.

Upvc doors with glass inset leads to both side elevations, with a further door providing access to the shower room and office.

Shower Room

This ground floor shower room is fitted with a three-piece suite, comprising a low-flush WC, a sink unit with a solid wood vanity beneath, and a double shower cubicle with a fully tiled enclosure and a wall-mounted electric power shower. The walls are tiled to dado height, and the space features a single panel radiator, a frosted double-glazed window to the side elevation, tiled flooring, an extractor fan, and a wall-mounted shaver socket.

Office

Currently used as an office, this versatile space could easily be adapted for assisted living, with the adjacent ground-floor shower room and utility area offering potential for conversion into a kitchen. The room features an array of wall-mounted floor to ceiling bookcases, double-glazed windows to both the rear and side elevations, a double panel radiator, telephone point, coved ceiling, and a wall-mounted gas heater.

Stairs From Hallway Rise To

Landing

A beautifully lit landing featuring a double-glazed leaded window to the side elevation, providing an abundance of natural light. The loft is fully boarded and accessible via a pull-down ladder. Doors lead to all first-floor accommodation.

Bedroom One

This beautifully appointed room boasts a range of fitted wardrobes, complete with shelving and hanging rails for ample storage. A double-glazed window to the rear elevation frames picturesque views of the expansive garden. Additional features include a single panel radiator, picture rail, sloped ceiling, and a TV aerial socket, all enhancing the room's functionality and charm.

Bedroom Two

Another generously sized double bedroom, fitted with solid wood wardrobes offering ample storage with hanging rails and shelving. A feature leaded bay window allows natural light to flood the space, while additional features include a single panel radiator, picture rail, sloped ceiling, and a TV aerial socket.

Bedroom Three

A single bedroom fitted with wardrobes with hanging rail and matching drawer units, double glazed leaded window to the front elevation, double panel radiator, textured ceiling and picture rail.

Bathroom

A modern fitted bathroom featuring a two-piece suite, including a paneled bath with an electric shower overhead and a pedestal sink unit. The room also benefits from an airing cupboard housing the hot water tank with fitted shelving above. A double-glazed frosted window to the rear elevation provides privacy, while additional features include a heated towel rail, sloped ceiling, fully tiled walls, vinyl flooring, and a wall-mounted shaver socket.

Separate W.C

A separate WC featuring a low flush toilet, double-glazed frosted window to the side elevation, vinyl flooring, and a sloped ceiling.

Tel: 01352 700070

Outside

Accessed via a resin gravel driveway, this property offers generous off-road parking that leads to an attached garage. The front garden features a well-maintained lawn bordered by mature plants, creating an inviting entrance. To the rear the larger than average garden offers a tranquil retreat, full of lush greenery and charming features. From the cosy corner with a vintage-style bench surrounded by vines and plants, perfect for a peaceful afternoon, to the expansive lawn bordered by mature trees and shrubs and containing fruit trees. The space feels both intimate and grand. The small pond which can be enjoyed by the wooden arbour adds a delightful focal point to the outdoor area, and enhances its serene atmosphere. With ample room for gardening, entertaining, or simply enjoying nature, this garden is a true highlight of the property.

Location

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.

Extra Amenities

The property benefits from solar panels which allows for returned money each quarter.

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

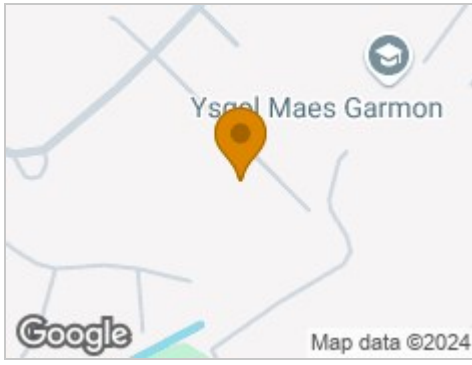
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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



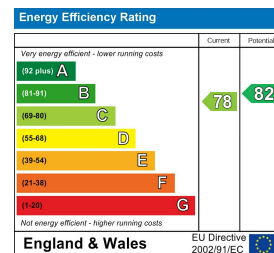
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.