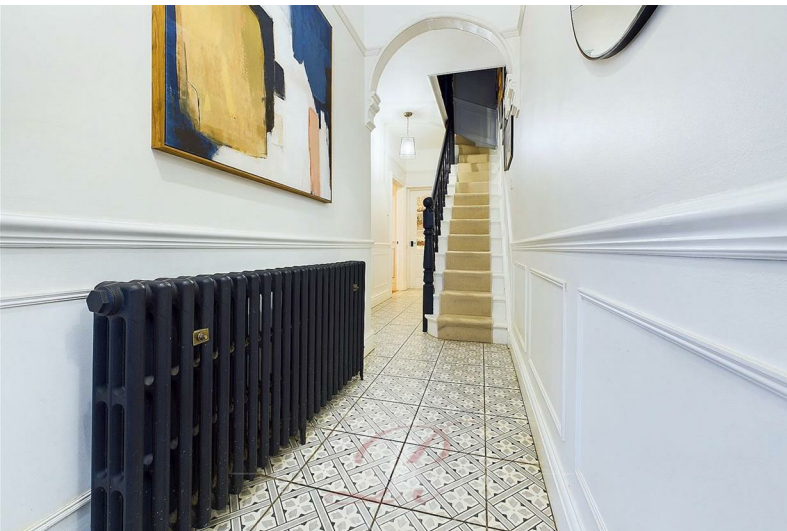




1 Hill Grove Pwll Glas

Mold, CH7 1RB

Offers Over £260,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present to the market this exquisitely renovated Edwardian home, situated at the foot of Bailey Hill and offering picturesque views over the town and surrounding countryside. This remarkable property has been meticulously modernised by the current owners, resulting in a sophisticated and stylish home that perfectly balances contemporary living with the charm and character of its Edwardian heritage. Every detail of the renovation has been thoughtfully executed to preserve and enhance the home's original features. From the moment you step inside, you'll appreciate the craftsmanship of the past with solid wood floorboards in the living room and dining room, stained glass in the entrance, fireplace in the dining room, picture and dado rails throughout the home to name just a few..

The property offers spacious and well-proportioned accommodation, thoughtfully designed to combine functionality with style. The ground floor comprises a welcoming entrance hallway, a comfortable lounge, and a charming dining room featuring an original fireplace that adds a touch of character. The newly fitted 'Wren' kitchen is both modern and stylish, seamlessly blending contemporary living with practicality, complemented by a utility room and a convenient cloakroom. Upstairs, the property features three generously sized bedrooms, offering flexibility for family living, guests, or a home office, alongside a beautifully designed family bathroom with high-quality finishes. Externally, the property benefits from a double driveway providing ample off-road parking, while the enclosed, south-facing front garden creates a perfect space to relax and enjoy stunning sunsets.

This remarkable home blends period charm with modern convenience, offering a unique opportunity to own a character-rich property in a desirable location. It must be seen to fully appreciate all it has to offer, don't miss out on opportunity to explore this property.

Accommodation Comprises

The property is approached via a gravelled driveway extending to the side of the house. A wrought iron gate opens into the front garden which provides access to the front Entrance.

Wooden door with decorative stained glass window leads into:

Entrance Hallway

This impressive reception hallway immediately sets the tone for the home, showcasing original character features that have been beautifully preserved. Highlights include a decorative staircase with a convenient under-stairs cupboard offering ample storage, a stunning stained-glass window above the door, and charming architectural details such as an arched entrance, picture rails, and dado rails. The hallway is further enhanced by decorative tiled flooring, panelled walls, a cottage-style radiator, and thoughtfully placed wall lights, creating a warm and inviting atmosphere.

Doors lead seamlessly into all the ground floor accommodation

Lounge

This cosy reception room provides the perfect retreat with little pockets of character throughout exuding charm with original solid wood floorboards, a

platform coved ceiling, and character-rich features like a gas coal-effect fire set within a limestone surround and topped with a wooden mantel complimented with built in cupboards and shelving either side. This room also boasts a single-glazed bay window, allowing natural light to flood in, two cottage-style radiators, and tasteful wall light points, adding to the room's inviting appeal.

Dining Room

The dining room is another character-filled space, currently utilised for entertaining. Features include an original solid wood fireplace with a quarry-tiled hearth, panelled walls to dado height with dado rail and picture rail, solid wooden floorboards, and a double-glazed window to the side elevation. Wall light points, a platform coved ceiling, and a cottage-style radiator complete this charming setting.

Kitchen

The modern Wren kitchen, while respecting the property's heritage, is thoughtfully designed with a range of wall and base units finished with wood-effect work surfaces. A ceramic one-and-a-half sink unit with a mixer tap sits alongside integrated appliances, including an under-counter fridge and dishwasher. A range cooker is beautifully positioned in a former chimney recess with an exposed brick mantel and decorative tiled splashback, while tiled flooring, recessed spotlights, and a double-glazed window add practicality and style.

Adjoining the kitchen is a utility room

Utility Room

Offering additional storage with its range of wall and base units and wood-effect work surfaces. It accommodates a washing machine, under-counter fridge, and freezer, while housing the wall-mounted combination boiler. This space is finished with tiled flooring, recessed spotlights, and a wooden door leading to the side elevation.

Cloakroom

This useful addition is fitted with a two-piece suite comprising a low-flush W.C and wall-mounted sink unit. Complemented by tongue-and-groove panelling to dado height, a cottage-style radiator, and tiled flooring, it also features a frosted double-glazed window for natural light.

Stairs From Hallway Rise To

Landing

A light and airy landing allows access to all first floor accommodation with a useful storage cupboard fitted with shelving and hanging rail offering an abundance of storage, telephone point, picture and dado rail and loft access with pull down ladder.

Bedroom One

The principal bedroom is a generously sized space that exudes sophistication with floor-to-ceiling built-in wardrobes, offering hanging rails, shelving, drawers, and a concealed dressing table. Two single-glazed windows to the front elevation open onto a balcony, allowing natural light to flood in. Additional features include a double panel radiator, picture and dado rails, and a TV aerial socket.

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Bedroom Two

The second double bedroom enjoys a double-glazed window to the side elevation, a double-panel radiator, and charming picture and dado rails.

Bedroom Three

The third bedroom, currently used as a nursery, could also serve as a single bedroom or office. It features oak flooring, panelled walls, and a cupboard housing the electric fuse box and meter. A double-glazed window to the side elevation and a double panel radiator complete the room.

Family Bathroom

A truly unique and special family bathroom that is split level with a double shower unit with mains shower attachment, glass privacy screen and a fully tiled enclosure being on the first level with a double glazed window to the side elevation, cottage style radiator and wood effect laminate flooring. Steps lead down to the rest of the bathroom which comprises of a panelled bath with tiled splash back, low flush W.C and wash hand basin, all complemented by wood-effect laminate flooring, a heated towel rail, and a second frosted double-glazed window.

Outside

The property is approached via a gravel driveway providing parking for two vehicles. A wrought iron gate leads to the south-facing front garden, a tranquil haven with a lawned area, well-maintained borders, and a paved tiled terrace, perfect for al fresco dining while enjoying views of Mold Town and the surrounding countryside. To the rear, there is additional space for parking with a garden shed, ensuring practical versatility.

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

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Our Opening Hours

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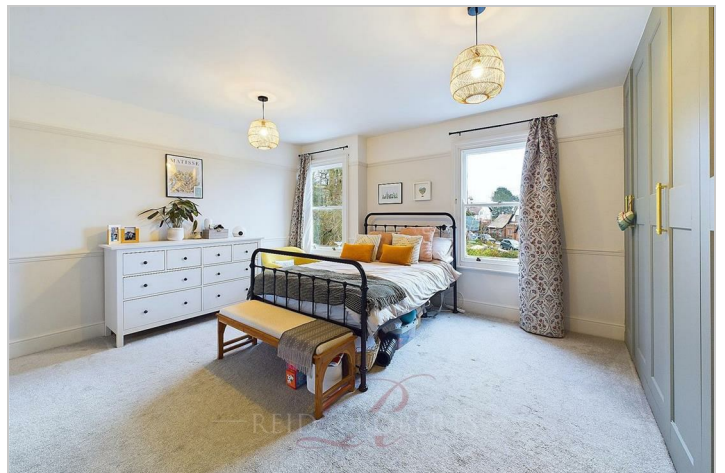
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

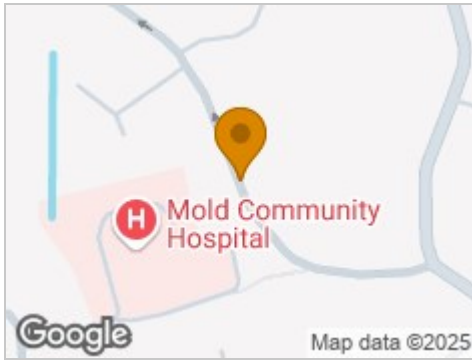
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Viewings

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Road Map



Hybrid Map



Terrain Map



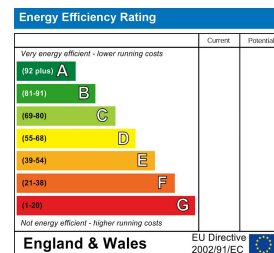
Floor Plan



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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