



33 The Carriageworks New Street

Mold, CH7 1NY

Offers Over £150,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this immaculately maintained second floor apartment, featuring lift access, within a highly sought-after purpose-built development. This bright and spacious property is ideally situated within easy reach of local amenities and excellent transport links. Meticulously cared for over the years, the apartment is both welcoming and move-in ready. The gated development benefits from lift facilities for added convenience, making this an excellent opportunity for first-time buyers, those looking to downsize or retire, or buy-to-let investors seeking a solid rental yield, with comparable units generating an estimated income of approximately £9,900 per annum.

The accommodation comprises a welcoming Entrance Hallway, a bright and airy Open-Plan Lounge/Kitchen, Two generously sized Double Bedrooms, and a spacious bathroom fitted with a stylish three-piece suite. Large windows throughout the property allow natural light to flood the space, enhancing its bright and inviting atmosphere. The property also benefits from an allocated parking space.

Situated in the historic market town of Mold, residents can enjoy a wide range of amenities, including a twice-weekly street market, diverse shops, restaurants, pubs, and excellent sports and leisure facilities. The town also boasts both Welsh and English medium schools catering to all ages, along with the renowned Theatre Clwyd. Additionally, the A55 is easily accessible, providing convenient transport links to major towns and employment centers across North Wales and the North West regions.

This beautifully presented apartment, with its modern features, lift access, and abundance of natural light, is not to be missed!

Accommodation Comprises

The apartment is accessed via a communal landing area, leading to a welcoming reception hallway.

Reception Hallway

The hallway features elegant wood-effect laminate flooring, recessed spotlighting, and a wall-mounted alarm system. Additional benefits include a spacious storage cupboard housing the sprinkler control settings, an electric fuse box, a courtesy light, and a smoke detector, ensuring safety and convenience.

Open Plan Lounge and Kitchen

20'3" x 10'2" (6.19m x 3.12m)

Kitchen

The stylish kitchen is fitted with an array of wall and base units complemented by wood-effect work surfaces. Key features include a one-and-a-half composite sink unit with a mixer tap, integrated appliances such as a fridge, freezer, oven, and a four-ring electric hob with an extractor hood. A wall-mounted boiler is conveniently concealed within a cupboard, while splashback tiling, recessed spotlighting, and plumbing for a washing machine add practicality.

Lounge

Benefiting from two large double glazed windows to the front elevation, allowing natural light to flow through. The lounge features a continuation of the wood-effect laminate flooring, a double-panel radiator, and an integrated sprinkler system, creating a warm and welcoming environment.

Bedroom One

14'1" x 10'2" (4.3m x 3.11m)

The master bedroom is generously sized, featuring a double glazed window overlooking the rear elevation, a double-panel radiator, a TV aerial socket, and a phone point. A fully integrated sprinkler system provides added security.

En Suite

The en-suite is well-appointed with a contemporary three-piece suite, comprising a double shower cubicle with a mains shower attachment and an adjustable showerhead, a low-flush WC, and a stylish sink unit with a splashback wall. The space is further enhanced with a heated towel rail, tiled flooring, an extractor fan and full-height wall tiling within the shower enclosure.

Bedroom Two

10'5" x 8'5" (3.18m x 2.57m)

The second bedroom is a well-proportioned double, featuring a double-glazed window to the rear elevation and a double-panel radiator, offering comfort and warmth.

Family Bathroom

6'9" x 5'6" (2.06m x 1.69)

The main bathroom is fitted with a modern three-piece suite, including a panelled bath with a fully tiled enclosure and an electric shower, a low-flush WC, and a washbasin with splashback wall tiling. Additional features include tiled flooring, a chrome heated towel rail, and an extractor fan, creating a sleek and functional space.

Lease Information

The service charge is £90 per Month and the Leasehold is £250 Per annum.

Tel: 01352 700070

EPC Rating B

Council Tax Band C

Would you like to arrange a viewing?

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.

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

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

Money Laundering

Both vendors and purchasers are asked to produce identification

documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

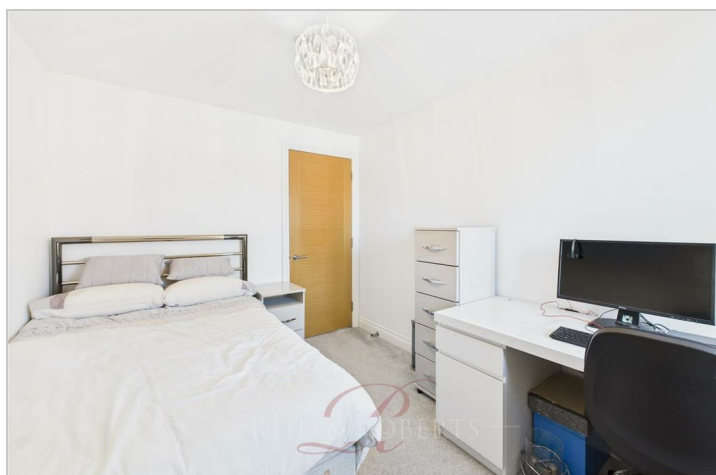
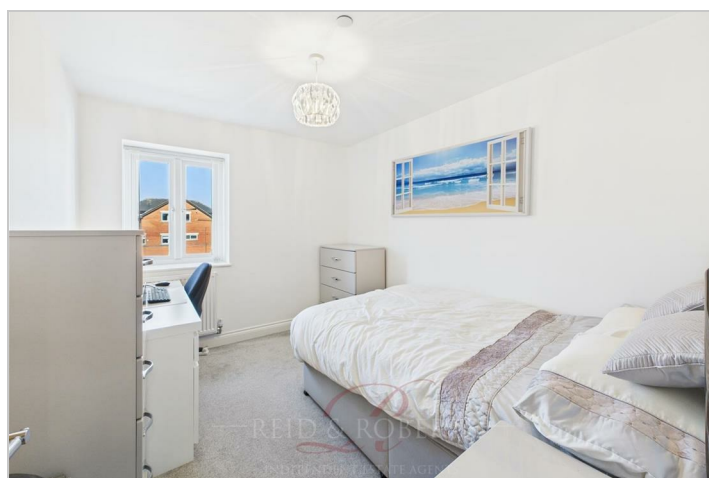
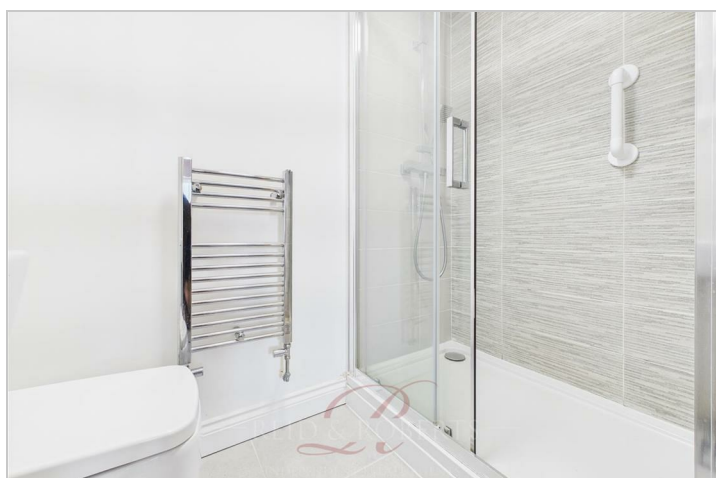
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



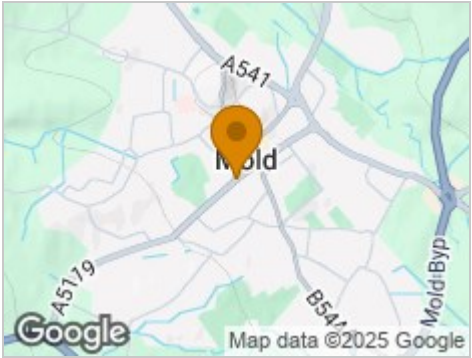
Road Map



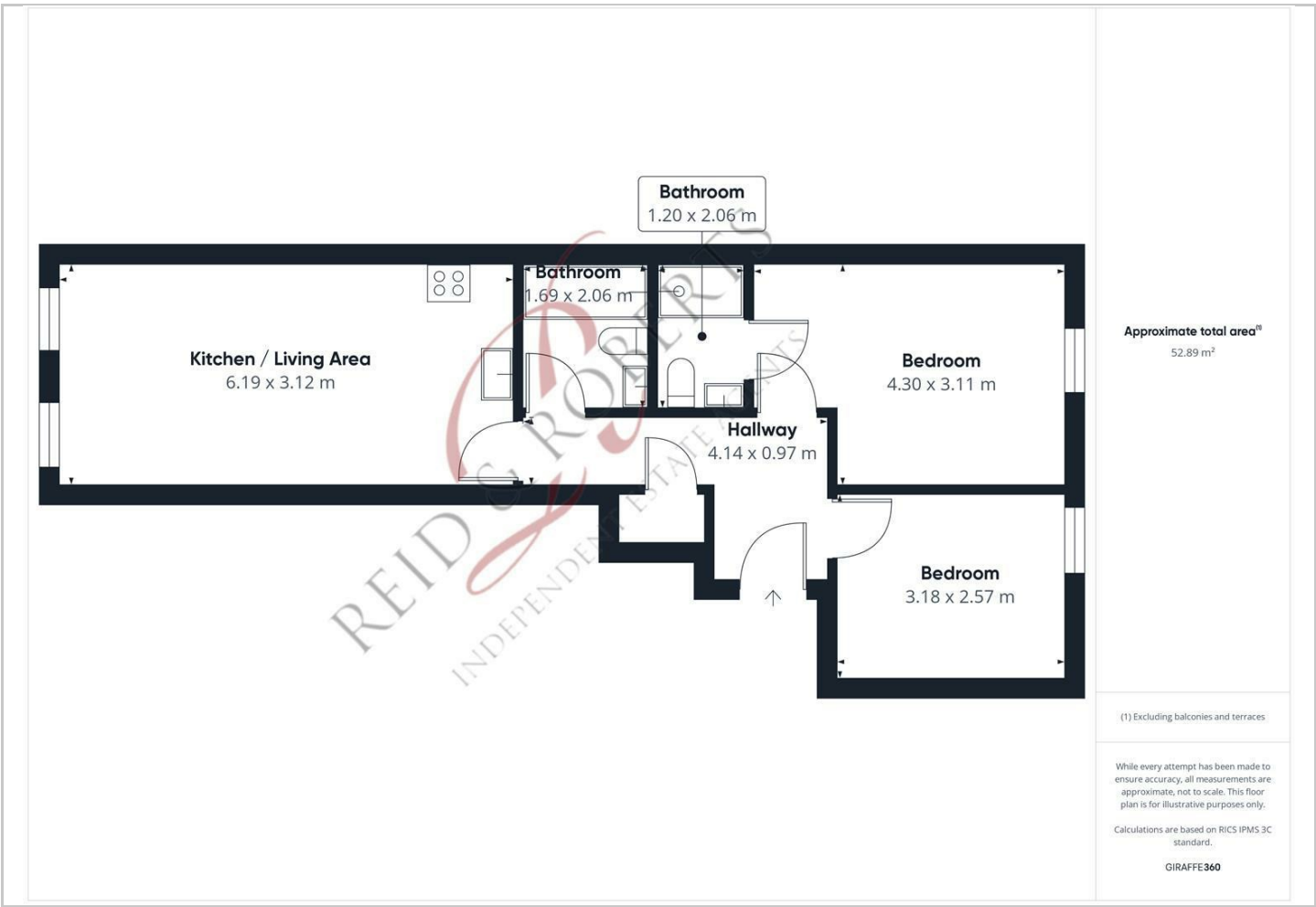
Hybrid Map



Terrain Map



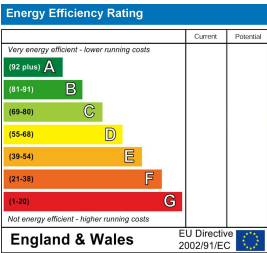
Floor Plan



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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