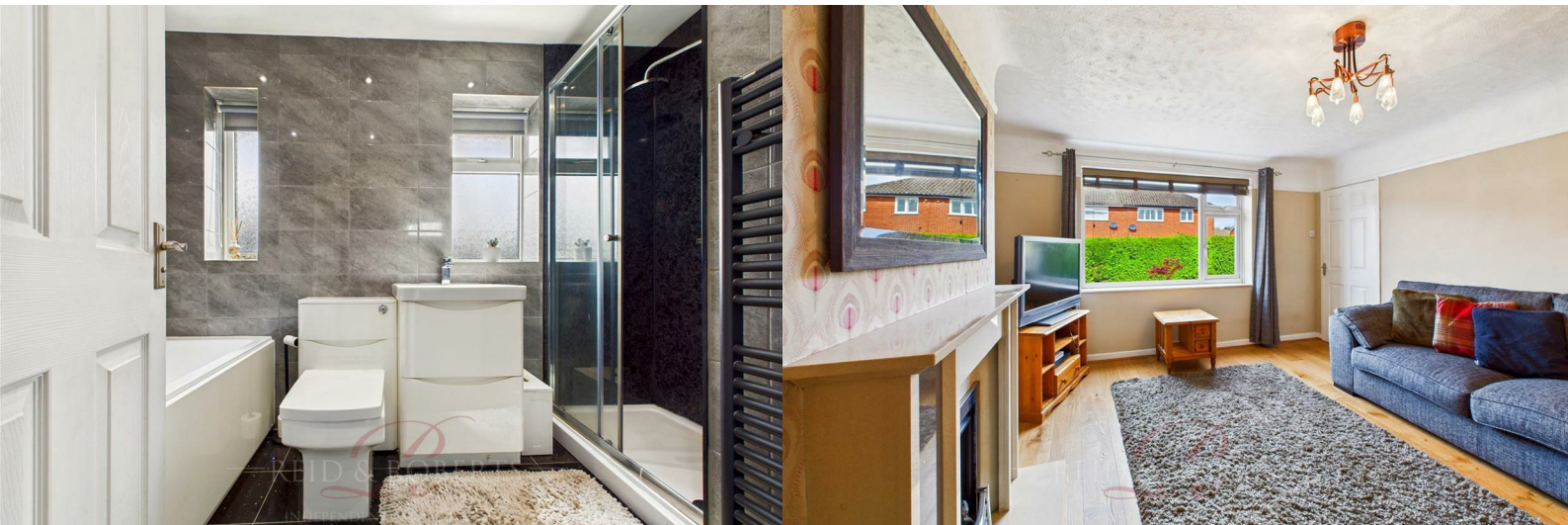




34 Moldsdale Road

Mold, CH7 1US

Offers Over £240,000





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## Property Description

Reid & Roberts Estate Agents are delighted to present this superb three-bedroom semi-detached family home, ideally situated on a spacious corner plot in one of Mold's most sought-after residential areas. Immaculately maintained and offered with no onward chain, this property provides the perfect balance of comfort, practicality, and convenience—making it an ideal purchase for families, first-time buyers, or those looking to downsize without compromise.

The home boasts a bright and stylish interior, generous room proportions, and a thoughtfully landscaped wraparound garden, along with gated off-road parking and a detached garage. Positioned within walking distance of Mold town centre and its array of amenities, schools, and transport links, the property is a rare opportunity to secure a move-in-ready home in a prime location.

## Accommodation Comprises:

Accessed via an imprinted concrete, gated driveway and a composite anthracite front door with decorative frosted double-glazed side panels leading into:

### Entrance Hall

Step through the front door into a bright and welcoming entrance hallway, featuring durable and stylish Karndean flooring and a useful under-stairs storage cupboard. This space offers an immediate sense of quality and warmth, setting the tone for the rest of the home.

### Lounge

The spacious lounge is a true family haven. At its heart is a contemporary living flame gas fire, framed by newly fitted solid oak flooring that adds warmth and character to the room. A large UPVC double-glazed window to the front elevation, complete with side and top openers and fitted Venetian blinds, floods the space with natural light. Additional features include a panelled radiator, textured ceiling, and a central ceiling light, all contributing to a cosy yet airy atmosphere.

### Dining Room

Perfect for both family meals and entertaining, the dining room offers oak flooring underfoot, a single panel radiator, and a UPVC double-glazed window overlooking the rear garden—again with fitted Venetian blinds. This is a versatile, sunlit space that links effortlessly to both the kitchen and lounge.

### Kitchen

The well-appointed galley-style kitchen blends practicality and style. Tiled flooring and splashback tiling provide a clean and contemporary

look, while the granite-effect worktops and stainless steel sink with mixer tap add a modern touch. Ample wall, base, and drawer units provide plenty of storage, with space and plumbing for a washing machine, gas cooker, and undercounter fridge. A UPVC double-glazed window to the rear, complete with top opener and fitted Venetian blind, overlooks the garden. Recessed spotlights and a panelled radiator complete the space.

### Conservatory

The conservatory is a peaceful retreat—perfect as a garden room, playroom, or additional seating area. With tiled flooring, a polycarbonate roof, and surrounding UPVC double-glazed windows (some with top openers and all allowing excellent light), this room opens directly onto the garden and benefits from a brick dwarf wall for added insulation and privacy.

### First Floor Accommodation

#### Landing

Upstairs, the first-floor landing includes a large airing cupboard housing the British Gas combi boiler and shelving above for added storage.

#### Bedroom One

The master bedroom features wood-effect laminate flooring, a single panel radiator, and a UPVC double-glazed window to the front elevation with side and top openers—again complemented by fitted Venetian blinds.

#### Bedroom Two

Another spacious double, the second bedroom features wood-effect laminate flooring, a UPVC double-glazed window to the rear elevation (with a side opener and fitted Venetian blind), and a single panel radiator. This room enjoys garden views and is ideal for guests, children, or even a home office.

#### Bedroom Three

Currently used as a nursery, the third bedroom is equally suited to a study or child's room. It benefits from modern wood-effect laminate flooring, a UPVC double-glazed window to the front elevation with side opener and fitted Venetian blind, a single panel radiator, and a ceiling light point.

### Family Bathroom

Contemporary and stylish, the family bathroom is fitted with a modern three-piece suite, including a panelled bath with mains shower and glass shower screen, a floating wash basin with integrated vanity storage, and a low-flush WC. Granite tiled flooring, splashback tiling, a

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chrome heated towel rail, and a frosted UPVC double-glazed window with side opener and Venetian blind ensure a clean and practical space. A ceiling light and extractor fan add the finishing touches.

### Outside

Outside, the property truly excels. The gated, block-paved driveway provides secure off-road parking and direct access to the attached garage. The wraparound garden offers lawned and patio areas—ideal for children, pets, or entertaining—with plenty of potential for landscaping or outdoor furniture. Sitting on a generous corner plot, the garden enjoys both privacy and space, making it a rare find in such a convenient location.

### Garage

Up and Over door, light and power, vaulted ceiling ideal for storage and UPVC door with double glazed panel opening into the garden.

### 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.

### 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.

### 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.

### 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.

### 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.





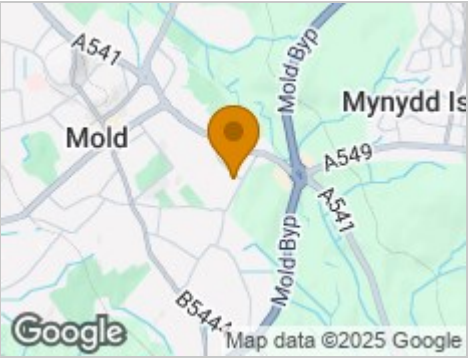
Road Map



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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