



10 West View

Mold, CH7 1DW

O.I.R.O £185,000



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Property Description

Reid & Roberts Estate and Letting Agents are pleased to present this charming and spacious Three Bedroom Terrace home in the heart of Mold. Within walking distance of the bustling town centre, this mid-terrace home combines timeless period charm with generous proportions and modern functionality. Boasting high ceilings, original features, and a versatile layout, the property offers an ideal opportunity for families, first-time buyers, or anyone seeking a characterful home with plenty of space.

The property offers a spacious entrance hall, bay fronted lounge with feature shelving, a generous dining room with patio doors to the rear garden, and a well equipped kitchen with integrated appliances. The first floor accommodation comprises of three good sized bedrooms, including two doubles and a modern family bathroom with exposed floorboards and a three piece suite. Externally, the rear garden features a patio area, wild garden space, and gated access, offering potential for off road parking.

Situated within walking distance of Mold town centre, the location combines convenience with tranquillity. Residents can enjoy a wide range of amenities, shops, schools, and leisure facilities, all close at hand. Elevated positioning also affords the property stunning panoramic views across Mold town and the surrounding hillsides, making this an exceptional place to call home.

Accommodation Comprises

The property is approached via a gravelled pathway leading to a decorative UPVC double glazed front door with stained glass detailing.

Entrance Hallway

Accessed via a decorative UPVC double glazed front door with attractive stained glass frosted inset, the hallway immediately impresses with its generous proportions and wood effect laminate flooring. Panelled walls with coat hooks, a double panel radiator, and a useful storage cupboard beneath the stairs are key features. Additional features include a central ceiling light, smoke detector, and a cupboard housing both the gas meter and electric fuse box.

Lounge

Situated at the front of the home, the lounge is bathed in natural light through a large UPVC double glazed bay window. This elegant room features a classic ceiling rose, decorative coving, and picture rails, all complementing the high ceilings. Built in shelving flanks the chimney breast, while a double panel radiator, TV aerial and phone point, and wall lighting complete the space. There is also an electric meter neatly tucked within this area.

Dining Room

A superbly sized and versatile reception space, currently used as a formal dining room, complete with an original built in cupboard and drawers now used as a pantry. Wood effect laminate flooring continues here, along with a double panel radiator and UPVC double glazed patio doors opening out to the rear garden. High ceilings add to the sense of openness and light.

Kitchen

Accessed via a squared arch from the dining room, the kitchen is fitted with a range of wall and base units topped with complementary work surfaces. A stainless steel sink with mixer tap sits beneath a UPVC double glazed window overlooking the garden. Appliances include a built in electric oven and a new electric induction hob with extractor hood above. There is ample space for both under counter and freestanding fridge/freezer units, as well as plumbing for a washing machine. Once again, high ceilings enhance the space.

First Floor Landing

Stairs rise to a spacious galleried landing with original internal doors leading to all bedrooms and the bathroom. A built in storage cupboard offers excellent linen and towel storage. The landing also provides loft access and houses a central ceiling light point.

Bedroom One

Positioned at the front of the property, the main bedroom is a fantastic size with high ceilings, a double panel radiator, and a UPVC double glazed window with bottom openers, allowing for plenty of natural light.

Bedroom Two

A generous second double bedroom located to the rear of the home, featuring an original period fireplace lovingly preserved by the current owners. Built in wardrobes with mirrored sliding doors offer excellent storage and also house the property's combination boiler. The room includes high ceilings, a double panel radiator, and a UPVC double glazed window to the rear elevation.

Bedroom Three

Currently used as a nursery, this third bedroom is a well proportioned single room with high ceilings, a double panel radiator, and a UPVC double glazed window to the front elevation with a bottom opener.

Family Bathroom

Stylishly fitted with a modern three piece suite comprising a panelled bath with electric shower over, low flush WC, and a wash hand

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basin. The bathroom benefits from partial wall tiling, original exposed floorboards, extractor fan, high ceilings, a double panel radiator, and a frosted UPVC double glazed window to the rear.

Outside

The rear garden boasts a spacious patio area, ideal for outdoor dining and entertaining, alongside a charming wild garden section filled with native plants and natural landscaping that attracts local wildlife. Additionally, a secure gated access point at the rear offers the potential to create convenient off-road parking, subject to necessary permissions.

EPC Rating D

Council Tax Band C

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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

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

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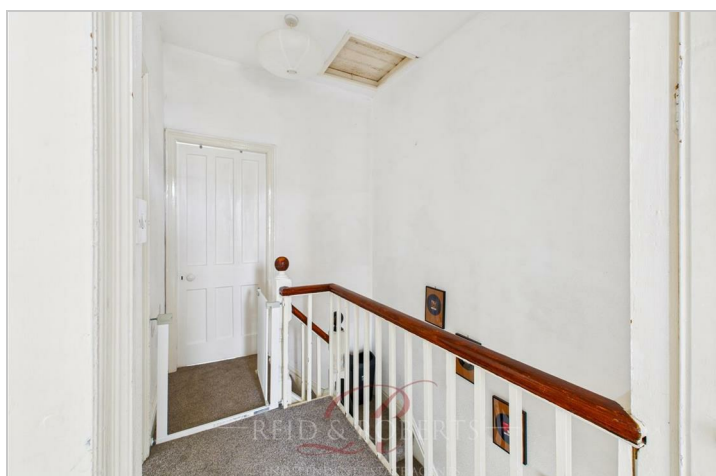
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Services

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.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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