



## 6 Alwyn Close

Mold, CH7 1SH

£260,000





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## Accommodation Comprises

The property is approached via a block paved driveway providing off road parking and continuing to the side elevation, giving access to the main entrance through a composite door with decorative frosted inset.

## Entrance Hallway

The hallway makes a striking first impression with its sleek tiled flooring, double panel radiator, and inset recess spotlighting. This spacious L-shaped corridor offers fantastic storage, including two fitted cupboards one housing the Ideal combination boiler with fitted shelving, and another double wooden-doored closet with hanging rail and slatted shelving. A loft access point and smoke detector are also conveniently located here.

## Lounge

The heart of the home is the impressively spacious lounge, bathed in natural light thanks to a large double-layered UPVC window to the front elevation, complete with top and side openers and a solid wood sill. A stunning gas fire with a marble surround and mantle serves as the room's focal point, lending a touch of warmth and sophistication. Additional features include freshly laid high-quality carpets, decorative coving, oak skirting boards, central ceiling light point, TV aerial socket, and a double panelled radiator. A truly serene space perfect for both entertaining and relaxation.

## Kitchen

The newly fitted kitchen is a true showstopper, designed for both form and function. Featuring a full range of soft-close wall and base units topped with quartz worktops, this culinary space includes stylish quartz upstands and splashback. Equipped with premium AEG appliances, including an eye-level oven/grill, four-ring induction hob with matching AEG stainless steel extractor hood, and an integrated stainless steel sink with quartz drainer. There's also under-cabinet lighting, an integrated fridge, dishwasher and a charging port that is cleverly built into the worktop, leaving ample space for a dining table. Recess spotlighting, a large UPVC window with top and side openers, and a UPVC glazed door with frosted panel provide abundant light and access to the side elevation. Tiled flooring and a double panel radiator complete this sophisticated room.

## Family Bathroom

Beautifully appointed, the stylish shower room features a modern three-piece suite, including a large double shower cubicle with both waterfall and hand-held attachments. Additional highlights include a close-coupled WC, washbasin with mixer tap, fully tiled walls and floors, wall-mounted chrome heated towel rail, and recessed spotlighting. Two double-glazed UPVC frosted windows to the side elevation provide light and privacy.

## Bedroom One

A generously sized main bedroom featuring floor-to-ceiling wardrobes with integrated drawer units and TV niche. A large UPVC window with top and side openers overlooks the beautifully landscaped rear garden. Additional features include a ceiling fan light, TV point, and double panel radiator.

## Bedroom Two

The second bedroom is another excellent-sized double, with wood-effect laminate flooring, central ceiling light point, and a double panel radiator. UPVC double doors lead directly out to the rear garden, making this room ideal as a guest bedroom, office, or hobby space.

## Rear Garden

The rear garden is a standout feature private and beautifully landscaped. You are first welcomed by an Indian stone patio area ideal for alfresco dining, with steps leading up to a second patio space, also laid in Indian stone. The garden continues with a long lawned area, a gravelled section ideal for pots and planting, and is bordered by mature conifer hedging and fence panelling, offering a great sense of privacy and tranquillity.

A wooden gate leads to a detached garage with electricity, lighting, and power sockets. An up-and-over door provides access from the front. The home is approached via a block-paved driveway offering ample off-road parking and continues along the side of the home to the entrance door, where a decorative composite door with frosted glazing adds charm and security.

## EPC Rating D

Tel: 01352 700070

## Council Tax Band D

### 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

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### 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.

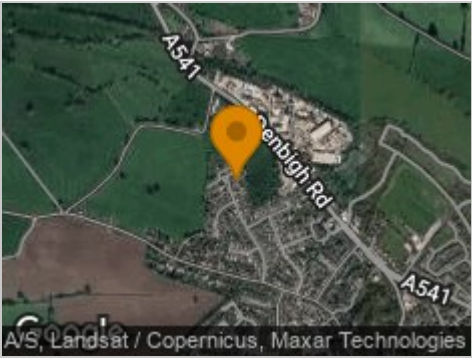




Road Map



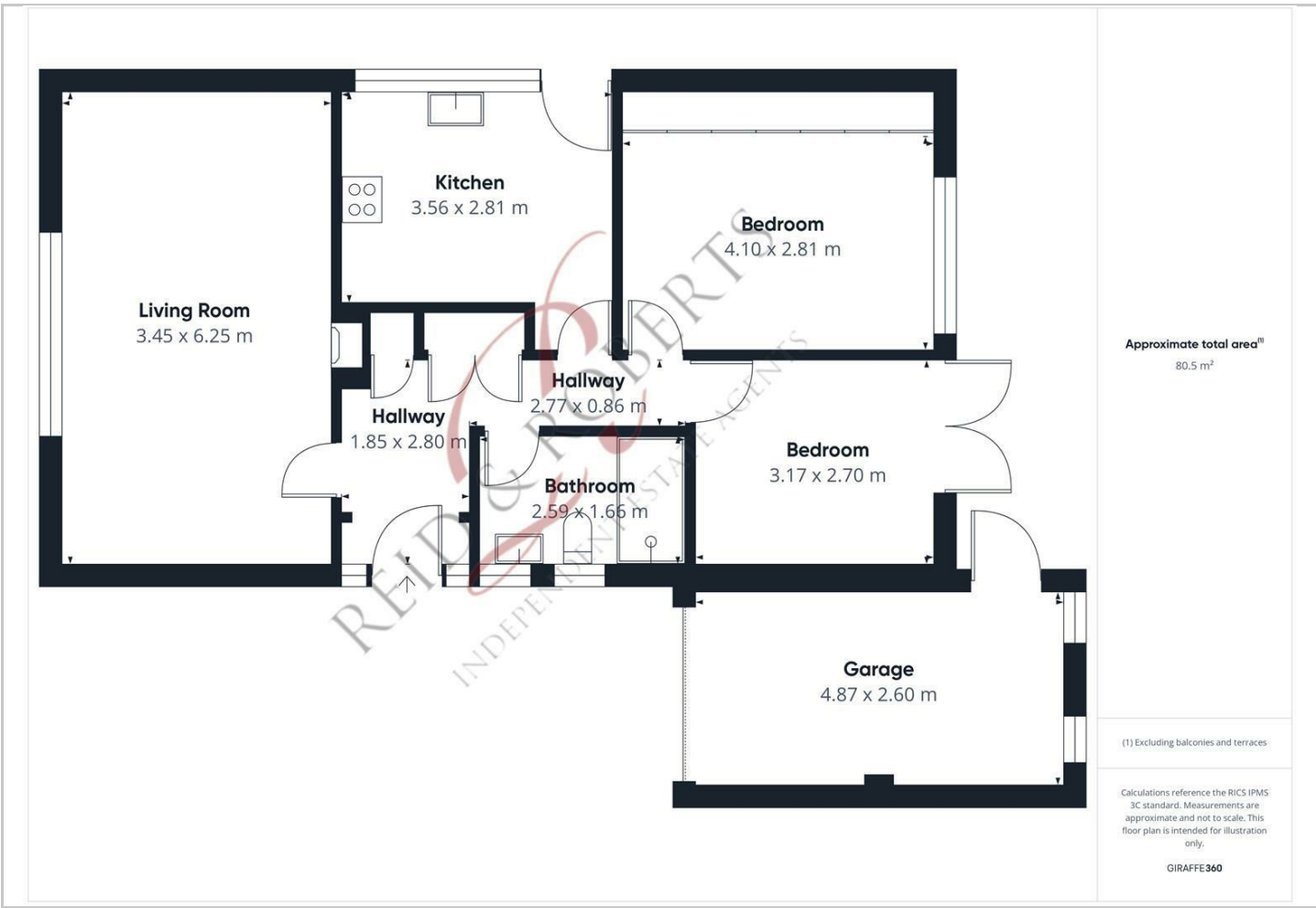
Hybrid Map



Terrain Map



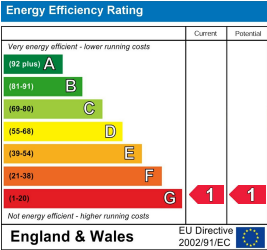
Floor Plan



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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