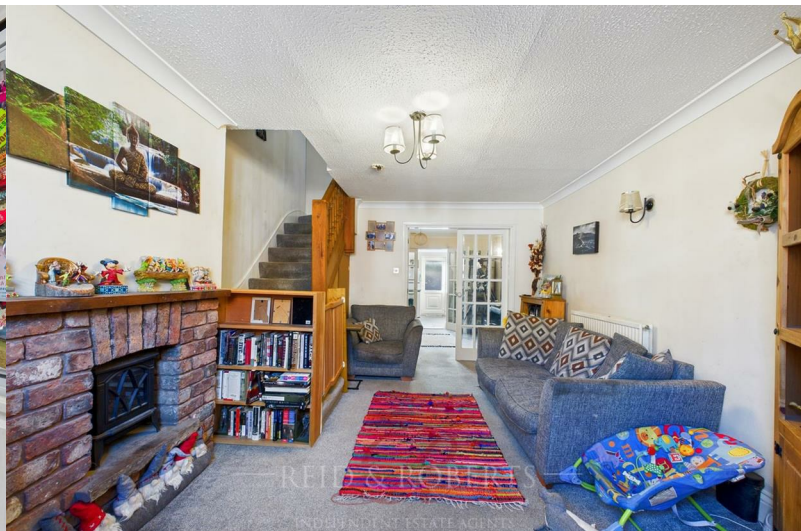




13 Gladstone Street

Mold, CH7 1PF

Offers Over £155,000



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Property Description

Reid & Roberts Estate Agents are delighted to bring to the market this beautifully presented and well-loved two-bedroom mid-terrace home, perfectly positioned on Gladstone Street, right in the heart of Mold Town Centre. Offering a superb blend of traditional charm and modern comfort, this delightful home has been thoughtfully maintained throughout and provides spacious and versatile living accommodation.

The ground floor features two generous reception rooms, including a cosy front lounge with feature fireplace and a separate dining room ideal for family meals or entertaining guests. The modern fitted kitchen is finished with stylish units, quality appliances and direct access to the garden. Upstairs, the property boasts two well-proportioned double bedrooms, both with fitted wardrobes, and a contemporary bathroom fitted with a modern three-piece suite. Externally, there is a low-maintenance rear garden offering a private and peaceful outdoor space, perfect for relaxing or al fresco dining.

This charming home is ideal for first-time buyers, investors or those seeking to enjoy the convenience of living just a short walk from Mold's bustling high street.

Located only moments from the town centre, residents benefit from a wide range of local amenities including independent shops, cafés, restaurants, and supermarkets, as well as excellent transport links and nearby schooling options. Mold is also renowned for its vibrant community, popular weekly street markets, Theatr Clwyd, and access to scenic countryside walks across the Clwydian Range.

Accommodation Comprises:

UPVC door opens into:

Entrance Hall

A welcoming entrance hallway providing access into the lounge and offering a great sense of space as you enter the property.

Lounge

A bright and comfortable reception room featuring a UPVC double-glazed window to the front elevation, allowing plenty of natural light. The room offers a feature brick fireplace with a wooden mantle and electric fire inset, textured ceiling, central ceiling light point, double panel radiator, and under-stair storage.

Dining Room

A spacious second reception room, perfect for dining or entertaining. Includes a textured and coved ceiling, central ceiling light, wall light

point, and double panel radiator. Glazed double doors open through into the lounge, while additional double doors with glass insets lead into the kitchen.

Kitchen

Fitted with a modern range of wall, base, and drawer units complemented by granite-effect worktops and tiled splashbacks. Includes an integrated electric oven, four-ring gas hob with extractor fan over, and space and plumbing for appliances including a washing machine, dryer, slimline dishwasher, and fridge freezer. The Ideal combi boiler is neatly housed in a matching cupboard. The kitchen further benefits from slate-effect tiled flooring, recessed spotlights, a stainless steel one-and-a-half sink unit with mixer tap and drainer, UPVC double-glazed window to the rear elevation, and a rear door with frosted glazed inset providing access to the garden.

Stairs rise to the First Floor Accommodation

Landing

Providing access to all first-floor rooms, with a central ceiling light, textured ceiling, and loft hatch for storage access.

Bedroom One

A generous double bedroom with fitted wardrobes and shelving, providing excellent storage space. Includes a UPVC double-glazed window to the front elevation with top opener, panel radiator, textured ceiling, and central ceiling light point.

Bedroom Two

Another well-proportioned bedroom with fitted wardrobes and drawers, featuring shelving and hanging rails. There's a UPVC double-glazed window to the rear elevation fitted with a wooden Venetian blind, double panel radiator, textured ceiling, and central ceiling light point.

Bathroom

A beautifully presented modern three-piece suite comprising a panelled bath with mains shower and showerhead attachment, vanity wash hand basin, and low-flush WC. The bathroom benefits from fully tiled walls and flooring, recessed spotlights, and an extractor fan.

Garden

Designed for easy maintenance, the rear garden offers a paved patio area, artificial lawn, and space for outdoor seating, creating the perfect area for relaxing or entertaining.

EPC Rating - C

Council Tax Band - C

Tel: 01352 700070

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.

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.

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

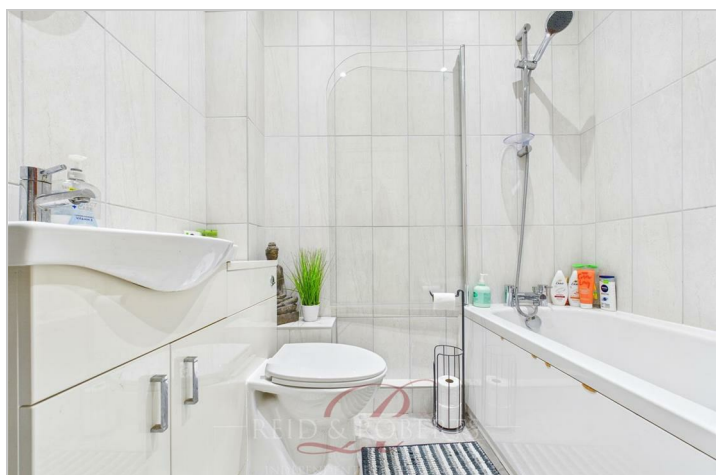
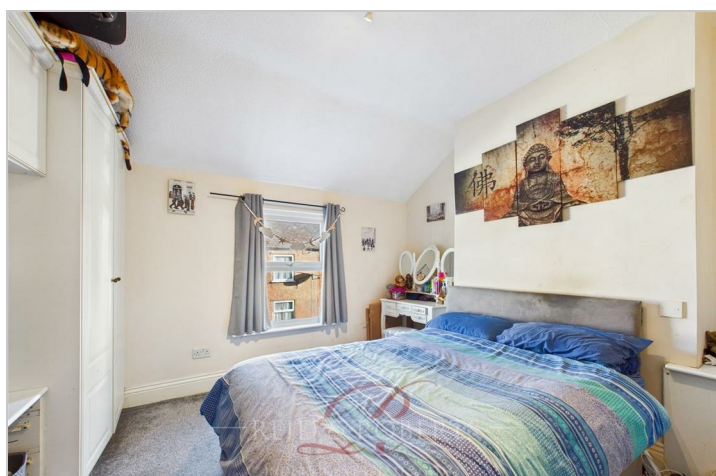
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

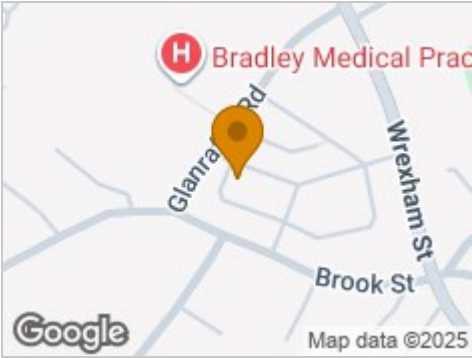
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.



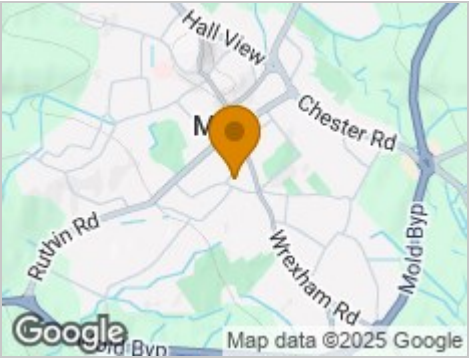
Road Map



Hybrid Map



Terrain Map



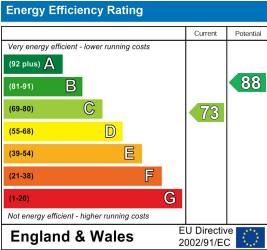
Floor Plan



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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