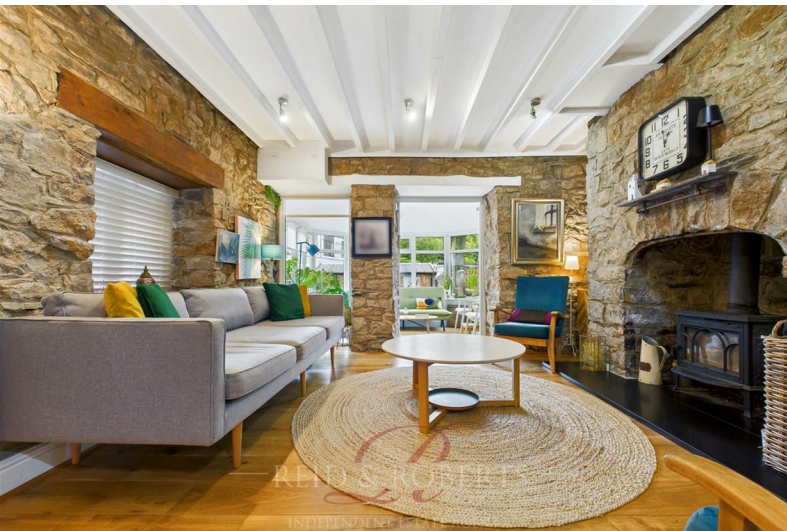




12 Mill Terrace

Afonwen, CH7 5UF

£220,000



12 Mill Terrace

Afonwen, CH7 5UF

£220,000



Accommodation Comprises

Approached via a shared gravel driveway, the property benefits from private wooden gates, opening into a paved patio driveway area offering flexibility for use. There's off road parking for two vehicles to the front, with a quaint wooden porch providing additional storage and shelter. A stable style composite door welcomes you into the home, offering a taste of the charm that lies within.

Kitchen

The kitchen is a blend of character and practicality, fitted with a range of wall and base units topped with complementary wooden work surfaces. Features include a ceramic one and a half sink with drainer and cottage style mixer tap, decorative splashback tiling, and a double glazed UPVC window to the front elevation. Integrated appliances include a fridge, freezer, electric oven with four ring hob, and extractor hood. With wood effect flooring, an exposed stone wall, and spotlight sloped ceiling, this kitchen is as warm and inviting as it is functional.

Dining Room

A step up leads to the beautiful dining area, boasting solid oak flooring, exposed stone walls, and a double glazed UPVC window with quarry tiled sill and oak beam above. This space exudes rustic charm and provides a wonderful setting for entertaining. There's also a useful under stairs storage cupboard, with space for a tumble dryer if required.

Lounge

The living room is a showstopper. With exposed stone on every wall, a striking arched stone hearth, and a multi fuel burner set on a slate hearth, this space feels both grand and cosy. Additional features include ceiling beams, built in spotlights, and a double glazed UPVC window with side opener. Patio doors lead down to the conservatory, making this room ideal for year round comfort and relaxation.

Conservatory

The conservatory is a light filled haven, thoughtfully designed with a solid roof, dwarf brick walls, and double glazed UPVC units with top openers all around. The continuation of solid wood flooring maintains the character of the home, while power sockets and a central ceiling light point make it a versatile and welcoming space.

First Floor Accommodation

Landing

Upstairs, the landing sets the tone with its beautiful exposed stone

wall, loft access with pull down ladder, and a sense of flow created by sliding doors leading to each bedroom and the bathroom. Additional features include a skylight.

Bedroom One

A spacious and serene double bedroom, Bedroom One boasts more of the home's signature exposed stone walls, sloped ceilings, and a double glazed UPVC window with quarry tiled sill. A large sliding mirrored wardrobe with shelving and storage adds practicality, while the cottage style iron radiator and TV aerial socket complete the picture of comfort and convenience.

Bedroom Two

Another delightful double bedroom, bedroom two continues the theme with exposed stonework, sloped ceiling, and a double glazed window to the rear. Built in cupboards with hanging rails and shelving provide smart storage, while the cottage style iron radiator and central ceiling light point provide character.

Family Bathroom

The family bathroom is beautifully appointed with a three piece suite, comprising a high gloss panelled bath with mains shower over, low flush WC, and a wash hand basin set within a sleek vanity unit with soft close storage. The room features fully tiled walls, decorative tile effect vinyl flooring, recessed spotlights, heated towel rail, mirrored cupboard, and an extractor fan, blending style and function effortlessly.

Garden

The garden is a charming, low maintenance outdoor haven, thoughtfully designed to complement the character of the home. Enclosed and private, it features mature shrubs and trees that create a natural border, along with raised beds ideal for planting or easy care greenery. At the heart of the garden is a feature raised bed. A pathway connects the garden to the front patio and driveway, ensuring smooth access throughout the property. Additional highlights include a small log store and a large timber outbuilding, which is both insulated and soundproofed. Fully equipped with electricity, this versatile space offers endless potential, perfect as a home office, creative studio, workshop, or high quality storage area. Whether you're a keen gardener, remote worker, or hobbyist, this outdoor area offers flexibility and tranquillity in equal measure.

EPC Rating - E

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.

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

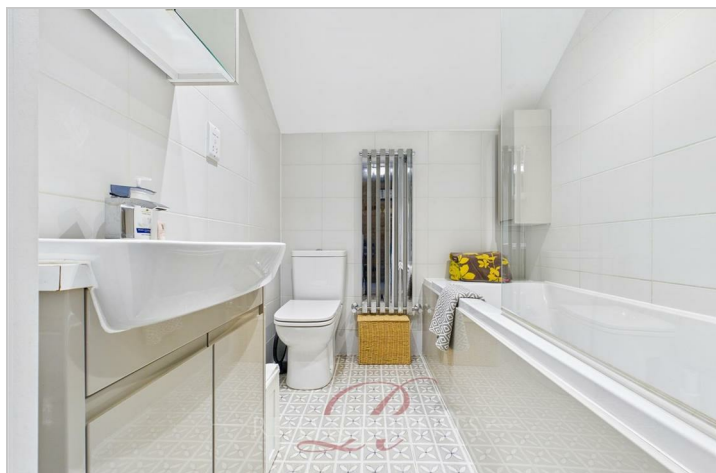
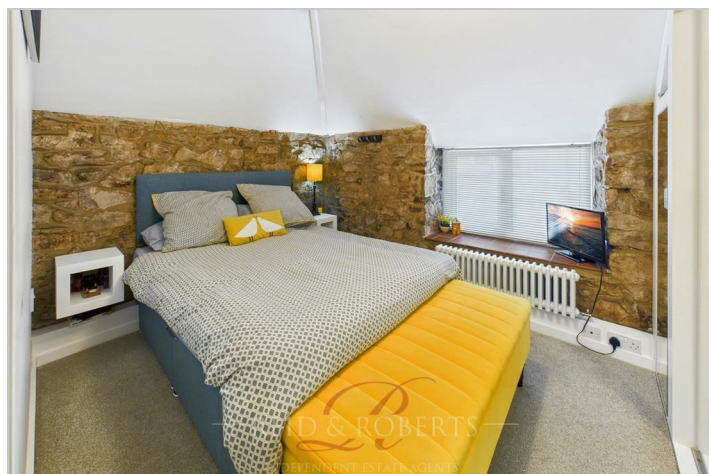
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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



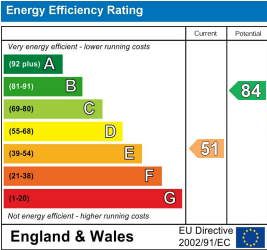
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.