

Clayton Road, Mold

Asking price £280,000



- DETACHED HOUSE
- FOUR BEDROOMS
- MAIN WITH EN-SUITE
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- GOOD SIZED GARDEN
- PARKING & GARAGE
- WALKING DISTANCE OF MOLD TOWN CENTRE



Clayton Road, Mold

Reid and Roberts are pleased to offer For Sale this Modern Four Bedroomed Detached House constructed in 2002 within walking distance of Mold Town centre.

The spacious family accommodation is larger than average and briefly comprises: Canopy Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Downstairs W.C, Landing with access to boarded loft, Master Bedroom with En-Suite Shower Room and with the added benefit of Built in Wardrobes, Three further good sized Bedrooms and a Main Family Bathroom. The property is approached via a tarmac driveway providing 'Off Road' parking for three vehicles and providing access to an Integral Garage.

The property has the added benefit of Upvc Double Glazing, Gas Combi Heating, Fully Alarmed.

Situated within walking distance of Mold town centre which offers a wide range of shops, recreational and sporting facilities including Wednesday and Saturday street markets. The area caters for schools, public transport and is within easy access of the main motorway networks.

Accommodation Comprises:

Timber framed door with stained glass insets leading to:

Reception Hall

Staircase leading to 1st floor accommodation, under stairs cupboard, double panelled radiator, Upvc double glazed frosted window to the front elevation, tiled floor, coved ceiling, smoke alarm, PIR sensor, doors off to lounge, kitchen/breakfast room and garage, door leading to:

Downstairs W.C

Two piece suite comprising wash hand basin with splash back tiling and low level w.c., tiled floor, light and extractor fan, single panelled radiator.

Lounge

5.97m x 3.58m (19'7" x 11'9")
Upvc double glazed bay window to the front elevation, 'Adam' style fire surround, marble effect backdrop and hearth with 'Living Flame' gas fire inset, 2 wall light sockets, coved ceiling, PIR sensor, aerial socket, sky point, wood effect laminate flooring, 2 double panelled radiators. Double doors lead to the dining room.

Kitchen/Breakfast Room

5.11m x 2.77m (16'9" x 9'1")

Fitted kitchen comprising a range of wall and base units with complimentary worktop surfaces, stainless steel sink unit with mixer tap, built-in eye level electric oven/grill, stainless steel gas hob with extractor fan over, integrated fridge and freezer, integrated dishwasher, partially tiled walls, tiled floor, spotlights to ceiling, double panelled radiator, PIR sensor, Upvc double glazed window to the rear elevation, Upvc double glazed door leading to the rear garden and a door leads into:

Dining Room

3.58m x 2.79m (11'9" x 9'2")

Upvc double glazed 'French' style doors leading to rear garden, wood effect laminate flooring, coved ceiling, double panelled radiator, PIR sensor, opening through to:

First Floor Accommodation

Landing

Good sized landing with loft access with pull down ladder, courtesy light and being fully boarded, smoke alarm, doors off to:

Master Bedroom

4.47m x 4.32m (14'8" x 14'2")

Two Upvc double glazed windows to the front



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elevation, oak wood effect laminate flooring, double panelled radiator, built-in wardrobe with louvre doors providing hanging space, shelving, telephone point, aerial socket, wood effect laminate flooring, door leading to:

Ensuite

Three piece suite comprising fully tiled corner shower cubicle, wash hand basin and low level w.c., tiled walls to dado height, recessed spotlights, shaver socket with light, tiled floor, Upvc double glazed frosted window to the side elevation.

Bedroom Two

4.27m x 3.58m (14'0" x 11'9")

Upvc double glazed window to the front elevation, double panelled radiator, wood effect laminate flooring

Bedroom Three

3.78m x 3.61m (12'5" x 11'10")

Upvc double glazed window to the rear elevation, double panelled radiator, wood effect laminate flooring.

Bedroom Four

3.95m x 2.82m (13'0" x 9'3")

Upvc double glazed window to the rear elevation, double panelled radiator, wood effect laminate flooring.

Bathroom

2.10m x 2.08m (6'11" x 6'10")

Three piece suite comprising panelled bath, wash hand basin and low level w.c., tiled to dado height, tiled floor, double panelled radiator, recessed spotlights, Upvc double glazed frosted window to the rear elevation.

Outside

Feature brick walls to front boundary with mature hedge to border, tarmacadam driveway providing ample 'off road' parking and leading to integral garage with up and over door, light,

power, plumbing for washing machine and wall mounted gas combi boiler. Small area of lawn with shrubbed borders and panelled fencing.

Access to the rear through timber gates from both sides of the property leading to paved patio, a good sized decking area to one corner with the rest of the garden being lawned, stone wall with panelled fencing above to the rear boundary, panelled fencing to side boundaries.

Integral Garage

Having a up and over door and a integral door leading in to the Hallway. Having light and power.

Directions

From our office in Mold proceed to the traffic lights at the top of Chester Street and turn right into High Street. Follow road along through traffic lights and up the hill turning left at the side of the Dolphin public house. Follow road along and the property will be observed on the right hand side, opposite the school playing fields.

Council Tax - F

Viewing Arrangements

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.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT WITH ONE OF OUR MORTGAGE ADVISORS ON 01352 700070.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees









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being unnecessarily incurred.

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.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

Opening Hours

Monday - Friday 9.15am - 5.30pm

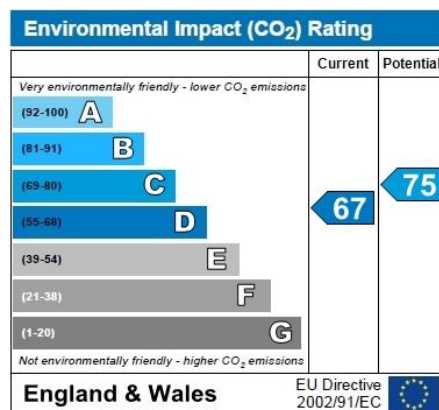
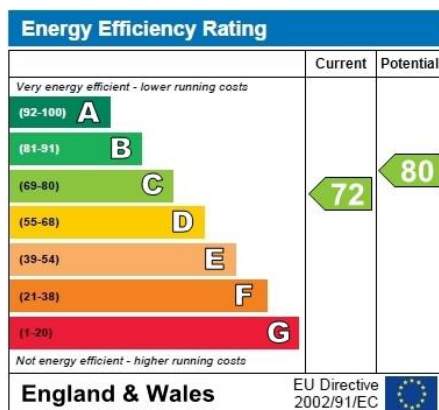
Saturday 9.15am - 4.00pm

Misrepresentation Act 1967

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