

1 Marlow Terrace, Mold

£500,000



- DOUBLE FRONTED STONE COTTAGE

- THREE BEDROOMS

- THREE RECEPTION ROOMS

- KITCHEN/BREAKFAST ROOM/DOWNSTAIRS WC/UTILITY

- COMMERCIAL YARD

- WALKING DISTANCE FROM MOLD TOWN CENTRE



# 1 Marlow Terrace, Mold

Reid & Roberts Estate Agents are delighted to offer For Sale the above Double Fronted Stone Semi-Detached Three Bedroom Cottage which is within walking distance of the bustling market Town of Mold. The property is being sold with an adjacent commercial yard which has a 60ft Garage and further outbuildings.

The property offers spacious accommodation to include to the Ground Floor: Enclosed Porch, Reception Hall, Lounge, Play Room, Sitting Room with Log Burner and Patio doors leading to the rear garden, Kitchen/Breakfast Room which leads to a Rear Hallway and a Downstairs WC. A feature turned staircase leads to the First Floor Accommodation which has a larger than average Part Galleried landing, Three Double Bedrooms and a Four Piece Spacious Bathroom.

Outside the property is approached via a tarmacadam driveway providing 'off road' parking which leads to Double Wooden Gates which lead into the Yard which has a vast space for vehicles, Working Car Garage, Large Workshop and further Garage.

Mold is proud to be the home of the largest and best remaining street market in North Wales and is held high esteem by traders and shoppers alike, for the range of goods available alongside its warm traditional Welsh welcome. Mold is also lucky to have some great Primary and Secondary schools including both English and Welsh. It has a wide range of health care facilities available around the town including dentists, doctors and opticians. Mold offers a wide range of shops, recreational facilities, libraries, a variety of supermarkets, theatre and cinema, as well as the A55 being a close link to the main motorway networks across the North and North West regions.

## Accommodation Comprises

Steps lead upto:

### Enclosed Porch

1m x 1m (3'3" x 3'3")

Upvc double glazed door, Upvc double glazed units to both sides, tiled flooring.

Wooden door leads into:

### Reception Hall

Double panelled radiator, tiled flooring , high ceiling, stairs lead to first floor accommodation.

### Lounge

4.6m x 3.5m (15'1" x 11'6")

Double glazed bay window to the front elevation, double panelled radiator, black varnished flooring, high coved ceiling and 2 wall light sockets.

### Play Room

4.6m x 3.6m (15'1" x 11'10")

Double glazed bay window to the front elevation and double panelled radiator.

### Kitchen/Breakfast Room

3.5m x (11'6" x)

Housing a range of wall and base units with complementary wood worktops over, inset stainless steel sink unit with mixer tap over. Built-in electric oven, vinyl flooring, double glazed window to the rear elevation, double panelled radiator, two ceiling lights.

Square opening lead to:

### Sitting Room

4.1m x 3.9m (13'5" x 12'10")

Double panelled radiator, beamed ceiling, raised hearth housing cast iron multi fuel burner. Double patio doors leads into the rear garden.

### Door off Kitchen leads to:

### Rear Porch

5.2m x 1.1m (17'1" x 3'7")

Double panelled radiator, vinyl flooring, double glazed units, wall light.

Double glazed door leading into rear yard.

### Utility Room

3.5m x 1.4m (11'6" x 4'7")



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Stainless steel sink unit, vinyl flooring, void and plumbing for washing machine.

## Downstairs WC

1.4m x 1m (4'7" x 3'3")

Low flush WC, hand basin, single glazed window to the rear elevation, single panelled radiator, panelled walls

## First Floor Accommodation

### Spacious Part Galleried Landing

3.6m x 1.7m (11'10" x 5'7")

Double glazed window to the front elevation, split level landing.

Door lead off to:

### Bedroom One

3.9m x 3.9m (12'10" x 12'10")

Double glazed window to the rear elevation, double panelled radiator, exposed floor board, airing cupboard.

### Bedroom Two

3.69m x 3.6m (12'1" x 11'10")

Double glazed window to the front elevation, double panelled radiator, high beamed ceiling, wall light, vanity unit with recess with splash back tiles.

### Step off split landing leads upto:

### Bedroom Three

3.6m x 3.6m (11'10" x 11'10")

Double glazed window to the front elevation, double panelled radiator and high beamed ceiling.

## Bathroom

3.6m x 2.6m (11'10" x 8'6")

Four piece suite comprises low flush WC

## Outside

### To The Front

The front is approached via a tarmacadam driveway providing ample 'off road' parking, the garden to the front has been designed with easy maintenance in mind and has a raised stone wall with a slatted area. Large double wooden gates leads into the rear yard.

### To The Rear

To the rear you will find a larger than average gravelled yard with fence panelling to the borders, panelled gate leads into rear concrete courtyard providing access into the garage and into the rear of the property. The large yard space provided further 'Off Road' parking, a property garage, workshop and further commercial garage.

### Commercial Garage

60ft x 30ft (196'10" x 98'5")

### Workshop

### Garage

### Council Tax Band E

### Directions

From the Agents office in Mold continue towards the traffic lights and take your left hand turn onto Wrexham Street. Continue Straight along this road travelling past Dohertys Cafe Bistro and the property can be found on you left hand side and can be made by way of our For Sale Board.

### Viewings

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

### To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

### Mortgage Advice













# 1 Marlow Terrace, Mold

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.

## Misrepresentation Act 1967

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.

## 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 Lisa Roberts to visit your property to give you an up to date market valuation free of charge with no obligation.

## Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS  
7 DAYS A WEEK

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