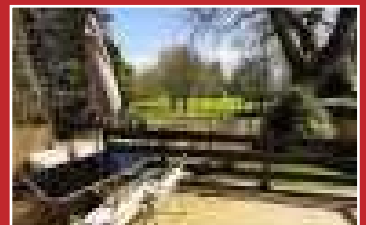


17 Greenside, Mold

Asking price £295,000



- THREE BEDROOM DETACHED HOUSE
- FULLY REFURBISHED
- KITCHEN/ DINING ROOM
- UTILITY & DOWNSTAIRS WC
- OFF ROAD PARKING WITH GARAGE
- GOOD SIZED GARDEN TO THE REAR
- CLOSE TO AMENITIES



17 Greenside, Mold

FULLY REFURBISHED PROPERTY* *UTILITY ROOM & DOWNSTAIRS WC* *OFF ROAD PARKING WITH GARAGE
VIEWINGS HIGHLY RECOMMENDED

If you are looking for a completely modernised property throughout which is ready to move into, as well as being in the ideal location, book a viewing on this one!

Reid & Roberts Estate Agents are delighted to offer For Sale this Fully Refurbished Three Bedroom Detached Property. It is offered to the market with modern features throughout, off road parking with garage and a private garden to the rear, as well as being situated in the sought after an convenient town location of Mold.

The ground floor offers a Feature Reception Hallway with stunning glass balustrade staircase and a door into a Downstairs WC. You will also find the Well Lit Lounge to the front of the property with solid Oak double doors into the Recently Replaced Kitchen/ Dining Room having access to the raised balcony area to the rear and a door into the Utility Room.

To the first floor you will find Three good Sized Bedrooms and a Modern Family Bathroom.

Situated within a large plot you have 'Off Road' parking for up to three vehicles and access into the single attached garage. Laid to lawn gardens to the both sides of the drive with mature hedging and a dwarf wall to the boundaries. The rear is a particular feature having a raised balcony area with steps down to a paved patio ideal for the perfect outdoor dining space or a place to put some outdoor furniture. Fence panelling can be found to all boundaries to the rear offering the property a more private aspect with the added benefit of not being overlooked.

Location

The historic market town of Mold offers many amenities to include: twice weekly street market, shops, restaurants, public houses, sports and leisure facilities both Welsh and English Medium schools for all ages and the Theatre Clwyd. The A55 is also within easy reach making the main towns and centres of employment throughout North Wales and the North West Regions easily accessible.

Accommodation Comprises:

Upvc composite door with side panels opens into:

Reception Hallway

Stair case rising to the first floor accommodation with glazed balustrade, under stairs storage cupboard, feature arched inset, wooden effect laminate flooring, smoke alarm and a double panelled radiator.

Doors leading into:

Downstairs WC

Two piece suite comprises: low flush WC, vanity sink unit with taps over, white heated towel rail and a double glazed frosted window to the front elevation.

Lounge

Double glazed window to the front elevation, contemporary radiator, aerial socket, marble fire surround raised upon matching marble hearth housing a living flame gas fire.

Double oak doors with curved panels open into:

Kitchen/ Dining Room

Housing a range of wall and base units with complementary work surfaces over, inset one and half bowl stainless steel sink unit with mixer tap over including boiling water feature,



17 Greenside, Mold

built in eye level electric oven and grill, five ring gas hob with central stainless steel extractor fan over, space for American style fridge freezer, void and plumbing for washing machine and dishwasher, splash back metro tiling, contemporary heated radiator, double glazed window to the rear elevation overlooking the rear garden and a sliding patio door to the rear elevation opening onto raised balcony area.

Door leads into:

Utility Room

Housing a range of wall and base units with complementary work surfaces over, void and plumbing for washing machine, tiled flooring, courtesy door leading into the garage and a Upvc double glazed door opening to the rear elevation.

First Floor Accommodation

Landing

Double glazed window to the side elevation and loft access point.

Doors leading into:

Bedroom One

Double glazed window to the rear elevation overlooking the garden and a double panelled radiator.

Bedroom Two

Double glazed window to the front elevation, double panelled radiator, fitted with a range of modern floor to ceiling wardrobes with mirrored sliding doors.

Bedroom Three

Double glazed window to the front elevation, double panelled radiator and built in cupboard over the stair well.

Bathroom

Three piece suite comprises: Jacuzzi spa bath

with central taps over, corner shower cubicle with mains shower over, feature tiled wall and glass screen across, low flush WC, vanity unit with recessed sink unit, tiled walls to the dado rail height, wooden effect laminate flooring, contemporary heated towel rail and a double glazed frosted window to the rear elevation.

Outside

To The Front

The property is approached via a block paved driveway providing 'Off Road' parking for two to three vehicles, block paved pathway leads to the front entrance and extends to the side of the property gaining access to the rear garden through wooden panelled gate, mainly laid to lawn gardens either side of the driveway with dwarf brick wall to the front boundary and mature hedging to the side boundaries.

To The Rear

To the rear you will find a mainly laid to lawn garden with wooden fence panelling to all boundaries offering a more private aspect to the property, paved patio area ideal for outdoor dining or furniture, panelled wooden gate leading to the front driveway, steps with handrail gains access into the utility room, further steps leading up to the brick built raised balcony area with base lighting and balustrade, as well as gaining you access into the kitchen/dining room.

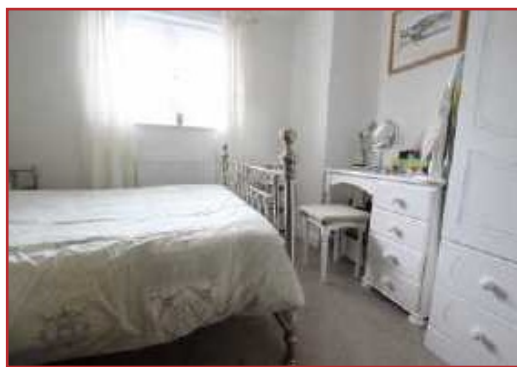
Garage

Electric up and over door with light and power inside.

Council Tax Band F

Directions

From the Agents Office in Mold continue through the cross traffic lights for 0.5 miles









17 Greenside, Mold

and then turn right onto Hafod Park, follow this road for another 0.3 miles and then turn right onto Hendy Road. In 0.2 miles take a right hand turn onto Greenside and the property can be found on the left hand side in approximately 260 yards 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/sanitise 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 on 01352 700070 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

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

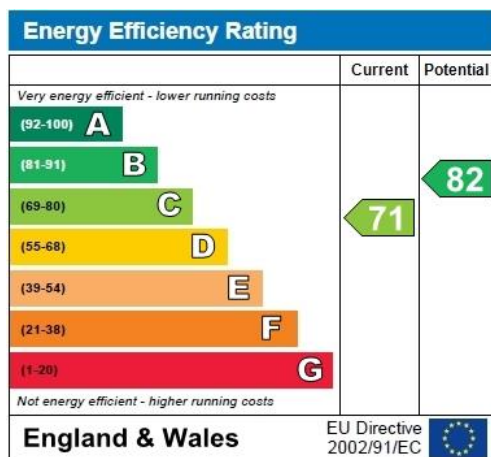
Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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