



2 Maes y Dre

Mold, CH7 1BU

Offers In The Region Of £175,000



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IMPORTANT NOTICE REGARDING THE ROOF

PLEASE NOTE: The property has recently been reduced in price to reflect the anticipated future replacement of the roof. Following advice received, it is understood that the roof is likely to require replacement within the next couple of years. The vendor has therefore taken a proactive approach and reduced the asking price by an amount reflective of the anticipated cost of these works, allowing prospective purchasers to take this into consideration when viewing and offering on the property.

Accommodation Comprises

Entrance Hallway

A welcoming entrance hallway featuring attractive wood-effect tiled flooring, staircase rising to the first-floor accommodation, double glazed UPVC window to the side elevation, dado rail, useful storage cupboard and double panel radiator. Doors lead to both the lounge and kitchen.

Lounge

A warm and inviting reception room boasting a charming log-burning stove set upon a brick hearth with oak mantle over. Additional features include picture rail detailing, recessed spotlighting, television point and a double panel radiator. An ideal space to relax and unwind.

Kitchen

A beautifully fitted kitchen offering a range of wall, base and drawer units complemented by solid wood worktops. Features include a Belfast sink with cottage-style mixer tap, integrated breakfast bar, space for an American-style fridge freezer, space for a washing machine and cooker with extractor hood above. Wood-effect tiled flooring continues throughout, with recessed spotlighting and double glazed windows to the rear and side elevations. Open-plan access leads directly into the dining area.

Dining Room

Flowing seamlessly from the kitchen, the dining area provides an exceptional entertaining space. A bespoke built-in booth seating area creates a striking focal point and offers ample space for family dining. The addition of a built-in bar with integrated wine cooler further enhances the entertaining appeal.

UPVC patio doors open directly onto the rear garden, effortlessly connecting indoor and outdoor living spaces.

First Floor Accommodation

First Floor Landing

Spacious galleried landing with loft access, double glazed window to the side elevation and doors leading to all first-floor accommodation.

Family Bathroom

Beautifully appointed and recently refitted with a contemporary four-piece suite comprising a freestanding claw-foot roll-top bath with mixer tap and hand shower attachment, walk-in double shower with rainfall and handheld shower fittings, pedestal wash hand basin and low flush WC. Complemented by attractive chequered tiled flooring, panelled walls, recessed spotlighting, extractor fan and a frosted double glazed window to the rear elevation.

Principal Bedroom

A generous principal bedroom featuring fitted wardrobes with sliding doors, additional built-in storage cupboard with shelving and hanging rail, decorative fireplace, panelled walls, recessed spotlighting, radiator and a double glazed window overlooking the front elevation.

Bedroom Two

A spacious double bedroom enjoying views towards the rear aspect. Featuring recessed spotlighting, double panel radiator and a double glazed window.

Bedroom Three

Currently utilised as a nursery, this versatile room offers accommodation for a single bedroom, dressing room or home office. Features include recessed spotlighting, radiator with decorative cover, double glazed window to the front elevation and a useful built-in storage cupboard.

External

Front

The property is approached via a pathway leading to the entrance door with an attractive frontage providing excellent kerb appeal.

Rear Garden

A private and enclosed rear garden enjoying an open aspect backing directly onto neighbouring parkland. Offering an excellent space for outdoor dining, entertaining and family enjoyment, the garden benefits from a substantial covered decked seating area, lawned garden and a fantastic timber garden lodge. Currently housing a hot tub, which is included within the sale, this superb addition creates the perfect space to relax and unwind whilst enjoying the pleasant surroundings and wonderful sense of privacy.

EPC Rating - D

Tel: 01352 700070

Council Tax Band - C

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.

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

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

Loans and Repayments

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

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

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



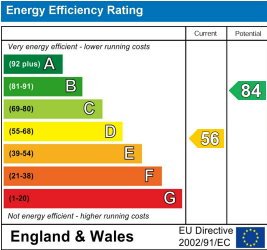
Floor Plan



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.