



8 Gordon Terrace King Street

Mold, CH7 1LD

O.I.R.O £200,000



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Accommodation Comprises

The property is approached via a wrought iron gate with concrete steps leading to a matching pathway which extends to the front entrance.

Entrance Hallway

A UPVC double-glazed front door with frosted panels opening into an inner porch. This area features exposed brickwork, high ceilings, and decorative tiled flooring. A further wooden door with decorative inset leads into a spacious entrance hallway with high ceilings, picture rail, dado rail, archways, and staircase rising to the first floor. Finished with high-quality stone tiled flooring, radiator, under-stairs storage with shelving, and meters discreetly housed.

Lounge

Situated to the front of the property, the lounge is a cosy and inviting space that has been recently redecorated. Features include high ceilings, UPVC double-glazed windows with top openers, log-effect burner, laminate flooring, TV aerial point, central ceiling light, and double panel radiator.

Dining Room

A separate dining room enjoys high ceilings and continues the stone tiled flooring from the hallway. The room benefits from an original fireplace with tiled inset, hearth and decorative mantel, UPVC double-glazed window to the rear elevation, central ceiling light point, and double panel radiator.

Kitchen

The kitchen is a generous size and fitted with a range of wall and base units with complementary wood-effect work surfaces. Integrated appliances include an electric oven, four-ring induction hob, extractor hood, slimline dishwasher, and one-and-a-half bowl stainless steel sink with mixer tap. There is space for an American-style fridge freezer, a vertical modern radiator, recessed spot lighting,

breakfast bar with granite worktop, and an additional bar area ideal for entertaining. UPVC double-glazed windows to the side elevation and a frosted UPVC door provide access to the rear garden.

First Floor Landing

Stairs rise to the first floor accommodation to a split-level landing providing access to two bedrooms and the family bathroom.

Bathroom

The family bathroom is an impressive size and fitted with a four-piece suite comprising a curved panelled bath with waterfall mixer tap, walk-in double shower with rainfall and handheld attachments, WC, and vanity wash basin with storage. Additional features include two frosted UPVC double-glazed windows, towel radiator, LVT flooring, part-tiled walls, high ceilings with recessed spotlights, extractor fan, cupboard housing the newly installed combination boiler, and plumbing for a washing machine.

Bedroom One

A particularly spacious double bedroom featuring high ceilings, two UPVC double-glazed windows to the front elevation with top openers, decorative original fireplace, loft access, ceiling light point, and double panel radiator.

Bedroom Two

A further generous double bedroom with high ceilings, UPVC double-glazed window to the rear elevation, original fireplace, and ceiling light point.

Outside

Externally, the property offers a low-maintenance concrete paved area providing outdoor seating and parking, accessed via an unadopted rear lane. There is also an outhouse providing useful additional storage. The outdoor space is southeast-facing, creating a pleasant sunny area.

EPC RATING D

COUNCIL TAX BAND C

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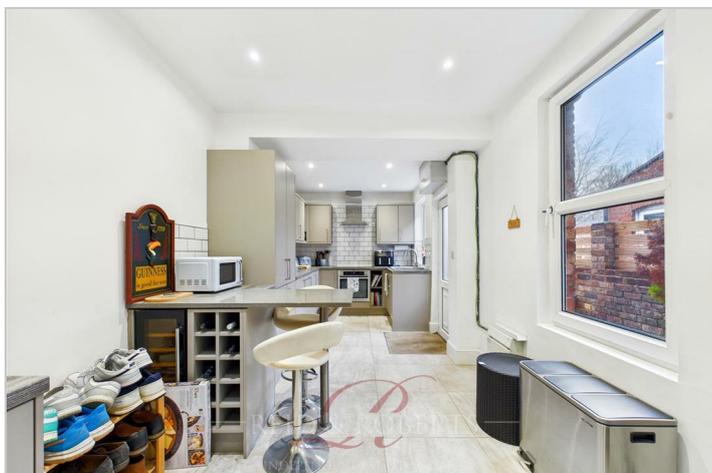
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

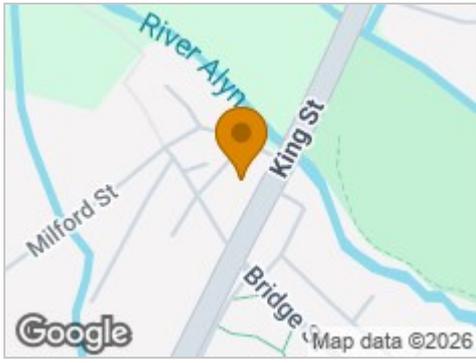
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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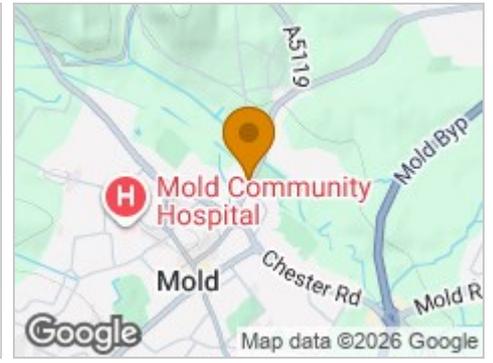
Road Map



Hybrid Map



Terrain Map



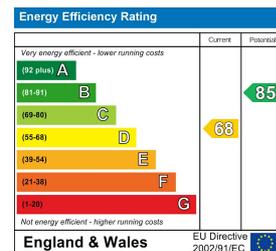
Floor Plan



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



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