



Floor 0



Floor 1

Approximate total area^(a)1231 ft²114.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		44	51
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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6 Marlow Terrace

Mold,
CH7 1HH

NEW
£225,000

Occupying a highly desirable position on Wrexham Street, just a short stroll from Mold town centre, 6 Marlow Terrace is a charming three-bedroom semi-detached stone cottage brimming with character and potential. Offering two reception rooms, a conservatory, ground floor shower room and first floor bathroom, the property retains many original features including exposed beams, traditional fireplaces and cottage-style detailing throughout. Requiring a degree of modernisation, this attractive home presents a rare opportunity for buyers seeking a character property they can update and personalise while enjoying the convenience of town centre living. The substantial rear garden further enhances the appeal, offering exciting scope for landscaping and outdoor entertaining.

Location

Mold is one of Flintshire's most sought-after market towns, renowned for its vibrant high street, independent shops, cafés, restaurants and popular weekly street market. The town offers excellent educational facilities, leisure amenities and healthcare services, making it particularly attractive to families and professionals alike. Conveniently located for access to Chester, Wrexham and the North Wales coast via the A55 and A494 road networks, Mold also sits on the doorstep of the beautiful Clwydian Range Area of Outstanding Natural Beauty, providing endless opportunities for walking, cycling and outdoor pursuits.

External



Approached via a gravel driveway providing off-road parking for one vehicle, the property enjoys an attractive stone frontage with lawned gardens to the side and a pathway leading to the rear garden.

Entrance Porch

1.88 x 1.16 (62" x 39")

A timber entrance door opens into a useful entrance porch with black tiled flooring before continuing through a white uPVC front door into the main hallway.

Entrance Hallway

1.87 x 3.70 (61" x 121")



A welcoming entrance hall featuring traditional terracotta tiled flooring, radiator, pendant lighting and useful understairs storage. Stairs rise to the first floor, while doors lead to the principal ground floor accommodation.

Dining Room

3.70 x 3.69 (121" x 121")



Positioned to the front of the property, this delightful reception room enjoys a large bay window flooding the room with natural light. Character features include decorative coving, a traditional fireplace with timber mantel and a pleasant outlook over the front garden. A versatile room ideal for relaxing and entertaining.



Living room

3.20 x 3.68 (105" x 120")



A second generous reception room offering excellent flexibility for modern family living. Featuring a charming fireplace with timber mantel, fitted storage cupboards to either side, wood-panelled ceiling detail, radiator and front-facing window. Equally suited as a formal dining room, snug or family room.

Kitchen

5.30 x 3.15 (174" x 104")



Fitted with a range of beech-effect wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates an electric cooker and hob, stainless steel sink unit, pantry cupboard and ample storage. A doorway provides access to the conservatory, while a further door returns to the main hallway.



Conservatory

3.28 x 3.34 (109" x 101")



A useful addition to the property, providing further living space and enjoying pleasant views across the rear garden. Terracotta tiled flooring continues throughout, with double doors opening directly onto the patio and garden beyond.

Downstairs Bathroom

1.55 x 2.44 (51" x 80")



Fitted with a corner shower enclosure with electric shower, wash hand basin with storage beneath and fully tiled walls. A practical ground floor facility ideal for guests and everyday family use.

Landing

1.88 x 2.83 (62" x 93")



The characterful landing is split-level in design, adding to the cottage charm of the property, with natural light provided by a double-glazed window.

Primary Bedroom

3.61 x 3.69 (1110" x 121")



A spacious principal bedroom positioned to the front of the property. Rich in character with exposed ceiling beams, traditional fireplace, radiator and double-glazed window. A generous room with ample space for freestanding furniture.

Ensuite Bathroom

1.68 x 2.45 (56" x 80")



Accessed from the principal bedroom through glazed bi-fold doors, this spacious bathroom comprises a corner bath with handheld shower attachment, wash hand basin, WC, heated towel rail and double-glazed window overlooking the rear garden.

Bedroom 2

3.68 x 3.67 (120" x 120")



Another well-proportioned double bedroom featuring exposed beams, decorative fireplace, carpeting and a double-glazed window. Full of charm and character.

Bedroom 3

3.05 x 3.65 (100" x 111")



Accessed via a short staircase from the landing, this versatile third bedroom offers exposed floorboards, a decorative fireplace and a double-glazed window. The Worcester gas-fired boiler is also located within this room. Ideal as a bedroom, home office or hobby room.

External Rear



The property enjoys a particularly generous rear garden, offering tremendous potential for landscaping and enhancement. Immediately outside the conservatory is a stone patio seating area enclosed by attractive stone walls. Beyond lies a substantial garden extending to the rear of the plot, with mature boundaries, storage sheds and a timber garden shed. While the garden would benefit from clearance and improvement, it presents a wonderful opportunity to create a superb outdoor space in keeping with the character of the property.

Plot



Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band C - Flintshire County Council.

AML

Anti-Money Laundering Verification. Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.