



## 15 Gladstone Street

Mold, CH7 1PF

£130,000



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## Property Description

Reid & Roberts are delighted to present this two-bedroom mid-terrace home, recently modernised and ready for immediate occupation. Combining modern interiors with thoughtful design, this home will particularly appeal to first-time buyers, downsizers, and investors seeking a well-situated property.

The accommodation briefly comprises a bright and welcoming lounge, a contemporary fitted kitchen complete with a range of sleek units, quality work surfaces and integrated appliances, and a stylish ground floor bathroom. To the first floor are two well-proportioned double bedrooms, with the principal room benefitting from fitted storage and the advantage of a private en-suite shower room. Externally, there is a private rear yard providing an easily maintained outdoor space, ideal for seating or entertaining.

This attractive home has been carefully presented to create a move-in-ready opportunity, offering a practical layout, excellent storage, and a modern finish throughout.

Located in the heart of Mold, the property enjoys close proximity to the bustling town centre with its wide variety of shops, cafés, restaurants, and the renowned Theatr Clwyd. The area also benefits from a selection of highly regarded primary and secondary schools, making it an excellent choice for families. For commuters, Mold provides convenient access to Chester, Wrexham and the wider North West road network.

## Accommodation Comprises

UPVC double glazed door with frosted window opens into:

### Lounge

Step into a bright and well-presented lounge. This attractive reception space features wood-effect laminate flooring, a panel radiator, UPVC double glazed window, central ceiling light, TV point, and a useful storage cupboard housing the electric meter.

### Kitchen

The modern kitchen is fitted with a comprehensive range of sleek soft-close wall and base units, complemented by granite-effect worktops and matching splashbacks. A composite sink and drainer with mixer tap sits beneath recessed spotlights, while integrated appliances include an induction hob with extractor, electric oven, and fridge/freezer. There is also void and plumbing for a washing machine. A breakfast bar, modern vertical radiator, and slate-effect flooring complete this stylish and practical space. Directly off the kitchen, a useful storage area provides additional convenience.

## Rear Porch

The rear porch benefits from a UPVC double glazed window and offers direct access to the rear garden.

## Ground Floor Bathroom

The ground floor bathroom is appointed with a contemporary three-piece suite comprising a low-flush WC, vanity wash hand basin with mixer tap, and a panelled bath with electric shower over. Finished with matching flooring to the kitchen, recessed spotlights, extractor fan, double panelled radiator, and frosted UPVC double glazed window.

## Stairs From Lounge Rise To

### Bedroom One

Positioned to the rear of the property, the main bedroom is a generous double benefitting from built-in storage with hanging rails and shelving. Additional features include a UPVC double glazed window, single panel radiator, and central ceiling light.

### En Suite

Accessed directly from the master bedroom, the en-suite enjoys a step-down entry and is fitted with a corner shower with electric shower and UPVC splashback, vanity wash hand basin with mixer tap, and low-flush WC. Further features include wood-effect laminate flooring, recessed spotlights, a chrome heated towel rail, a frosted UPVC double glazed window, and a useful storage cupboard.

### Second Bedroom

The second bedroom is also a well-proportioned double, offering versatility as a guest room, children's bedroom, or home office with UPVC double glazed window to the front elevation with top opener and a panelled radiator.

### Outside

To the rear, the property enjoys a private and low-maintenance yard, ideally suited to outdoor seating, entertaining, or potted plants.

## EPC Rating D

## Council Tax Band C

## 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.

Tel: 01352 700070

### 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

### Loans and Repayments

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

### 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

### Misrepresentation Act

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.

### 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

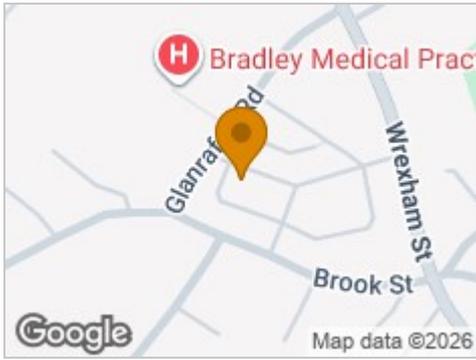
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



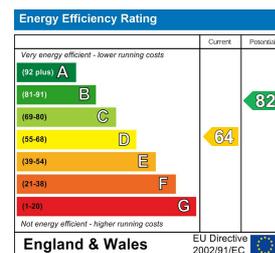
## Floor Plan



## 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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