



## 2 Sandy Grove

Mold, CH7 1QB

Offers In The Region Of £375,000



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## Property Description

Reid & Roberts Estate Agents are proud to offer for sale this superbly presented and thoughtfully extended three bedroom detached family home, occupying an enviable position on Sandy Grove, just off Upper Bryn Coch, one of Mold's most desirable and well-established residential addresses.

The property makes an immediate impression with its attractive frontage, generous driveway and well-maintained gardens, setting the tone for the quality and care found throughout. The current owners have significantly improved and enhanced the home over recent years, resulting in a stylish, modern property that is truly ready to move straight into.

To the ground floor, the accommodation comprises a welcoming entrance hallway, comfortable lounge and an impressive kitchen/dining room forming the hub of the home. Just off the kitchen is a separate office or additional reception room, ideal for home working or flexible family use. Further ground floor accommodation includes a playroom or occasional bedroom, a downstairs W.C., and a useful storage/utility area.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a contemporary family bathroom.

Externally, the property is complemented by a private and well-maintained rear garden, featuring an Indian sandstone patio ideal for outdoor dining and entertaining, with mature borders providing a good level of privacy. This is a fantastic opportunity for families or professionals seeking flexible living space in a prime Mold location, within walking distance of parks, shops, restaurants and excellent local amenities.

## Accommodation Comprises:

Tarmac driveway leads up to the front of the property.

## Entrance Hallway

A welcoming and bright entrance hall is accessed via a white UPVC front door with double glazed frosted decorative panel. The hallway features wood effect laminate flooring, inset spot lighting, smoke alarm, a single panel radiator and a turned staircase leading to the first floor.

The hallway provides access to the lounge, kitchen, downstairs W.C and utility room, and also benefits from a wall-mounted Hive heating system. There is also a useful wraparound under-stairs storage cupboard, currently utilised for coats and shoe storage.

## Lounge

The lounge is a generous and stylish reception room, enjoying plenty of natural light from a large double glazed UPVC window to the front elevation.

Finished with wood effect laminate flooring, coved ceilings and a double panel radiator, the focal point of the room is a modern, remote-controlled electric feature fireplace with log and stone effect and ambient flame display. The room also benefits from modern sockets with USB ports and TV points, making it an ideal space for relaxing evenings.

## Kitchen/Dining Room

The heart of the home is the impressive open plan kitchen and dining area, designed for modern family living and entertaining.

The kitchen is fitted with contemporary light grey wall and base units with wood effect worktops, a stainless steel one and a half bowl sink with drainer and mixer tap, built-in electric oven, four-ring induction hob with stainless steel extractor hood, integrated dishwasher and integrated fridge freezer. There is excellent worktop space and high gloss tiled flooring throughout.

A large double glazed UPVC window overlooks the rear garden, filling the space with natural light.

The dining area continues the high gloss tiled flooring and offers ample space for a family dining table. Features include a double panel radiator, coved ceiling with central ceiling light, additional double glazed window to the rear elevation and a UPVC door with frosted double glazed panel providing direct access to the rear garden.

## Play Room/Bedroom

Accessed from the dining area, the converted garage provides a fantastic additional reception space currently used as a playroom.

This versatile room would also make an ideal home office, snug or spare bedroom. Features include wood effect laminate flooring, inset spotlights, small loft storage area, double panel radiator, TV point, multiple sockets and a bay window with double glazed UPVC windows to the front elevation.

## Office/Reception Room

A well-appointed and spacious home office, thoughtfully designed to combine style and functionality. Featuring built-in storage cabinets and shelving, this room offers ample workspace for productivity. Natural light floods the room through a large window overlooking the private rear garden, creating a bright and inspiring environment. Ideal for remote working, study, or as an additional reception room to suit a variety of household needs.

## Downstairs W.C

The downstairs WC is fitted with a modern two-piece suite comprising low flush WC and vanity unit with inset wash basin and mixer tap. The room benefits from partly tiled walls, tile effect vinyl flooring, textured ceiling with ceiling light, a double panel radiator and a double glazed frosted UPVC window to the front elevation.

## Storage/Utility Area

Originally a storage area, this versatile room has been cleverly converted into a practical utility space.

The room provides plumbing and space for a washing machine and tumble dryer, and houses the recently fitted wall-mounted Worcester gas boiler. Finished with wood effect laminate flooring, textured ceiling and ceiling light, the room also offers excellent additional storage and could still be used for coats and shoes if required.

## First Floor Accommodation

### Landing

The landing area benefits from a double glazed UPVC window to the side elevation, central ceiling light, smoke alarm and loft hatch access. Doors lead to all three bedrooms and the family bathroom.

### Bedroom One

The main bedroom is a well-proportioned double room with carpeted flooring, central ceiling light, single panel radiator and a double glazed UPVC window overlooking the rear garden.

The room also benefits from built-in mirrored wardrobes with sliding doors and direct access to the ensuite shower room.

### En-Suite Shower Room

The ensuite comprises a low flush WC, vanity unit with inset wash basin and mixer tap, and a corner mains-powered shower cubicle with rainfall shower.

The room is finished with PVC wall panels, tile effect vinyl flooring, inset spotlights, extractor fan, single panel radiator, wall-mounted mirrored vanity unit and a double glazed frosted UPVC window to the rear elevation.

### Bedroom Two

Bedroom two is an exceptionally generous double room and is in fact larger than the main bedroom.

The room offers carpeted flooring, a large single panel radiator and a large double glazed UPVC window to the front elevation providing excellent natural light. There are built-in wardrobes with sliding doors and a matching fitted dressing table with drawers, offering excellent storage and a dressing area.

### Bedroom Three

Bedroom three is a good-sized single room, ideal as a children's bedroom, nursery or guest room.

The room benefits from carpeted flooring, central ceiling light, single panel radiator and a double glazed UPVC window to the front elevation. There is ample space for wardrobes and additional furniture.

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## Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising low flush WC, panelled bath with mixer tap and shower attachment, and a large vanity unit with inset sink and mixer tap.

Additional features include PVC splashback panels, tile effect vinyl flooring, inset spotlights, double glazed frosted UPVC window to the rear elevation and a large chrome ladder-style heated towel rail.

## Outside

### To The Front

To the front is a well-maintained lawn with established shrubs and planting, creating a pleasant and welcoming setting.

A low brick boundary wall defines the frontage, while a paved driveway to the side provides off-road parking and access to the garage. Mature hedging adds greenery and a degree of privacy, with a pathway leading directly to the front entrance.

### To The Rear

The rear garden is accessed via the dining area and offers a private and well-maintained outdoor space.

Immediately outside the property is a recently installed Indian sandstone paved patio area, spanning the width of the house and ideal for outdoor dining and entertaining. Beyond the patio is a mainly laid-to-lawn garden with mature hedges to the borders, providing a good level of privacy with no properties overlooking to the rear.

The garden offers excellent space for outdoor furniture, children's play equipment and family enjoyment.

## Council Tax Band - E

## EPC Rating - E

### 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

## 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

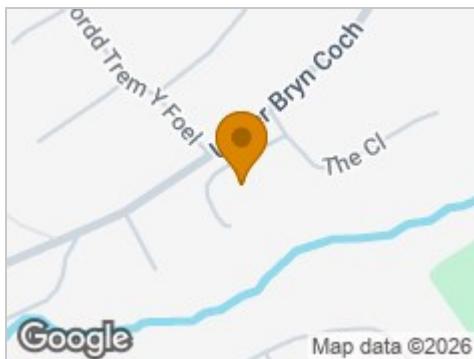
PLEASE NOTE WE OFFER ACCCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.



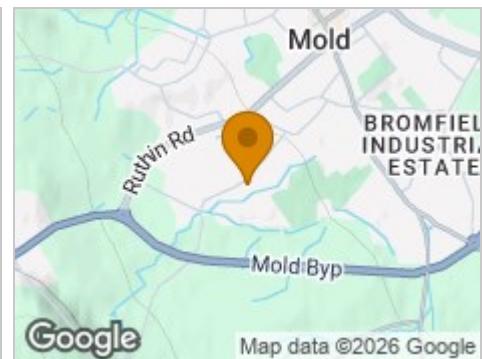
## Road Map



## Hybrid Map



## Terrain Map



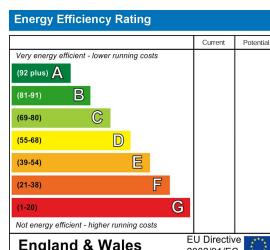
## Floor Plan



## 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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