



5 Stryd Henardd

Mold, CH7 1WP

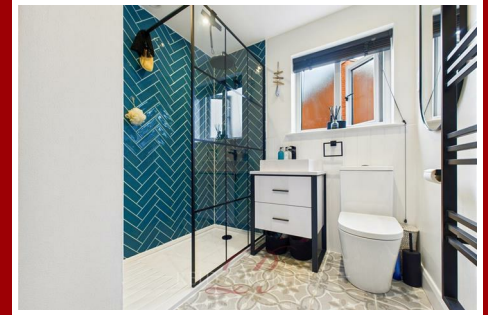
£215,000



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Accommodation Comprises

The property is approached via a gravel driveway and patio path leading to a composite front door with frosted insert.

Entrance Hallway

Upon entering through the modern composite front door, you are welcomed into an impressive hallway. The space immediately showcases the high quality finish throughout, with stylish engineered oak flooring, solid wood balustrade with glass panels rising to the first floor, and a modern double panel radiator. Ample storage is available beneath the staircase, while a textured ceiling and central ceiling light complete the space.

Kitchen

A beautifully appointed, contemporary fitted kitchen offers a range of sleek wall and base units complemented by wood effect work surfaces and splashback tiling. Integrated appliances include a fridge, freezer, washing machine, dishwasher, and a modern oven with induction hob. A composite sink with mixer tap, tiled flooring, recessed spotlights, and dual double glazed UPVC windows to the front and side elevations ensure a bright and functional space.

Lounge

Flowing seamlessly from the hallway, the lounge area is both spacious and versatile. The herringbone flooring continues, creating a cohesive finish, while dual aspect double glazed windows and patio doors to the rear provide excellent natural light and garden views. A contemporary vertical radiator and ample floor space allow for both a comfortable seating area and a dining suite, making this an ideal room for relaxation and entertaining.

Stairs Leading To First Floor

The staircase rises to an attractive L shaped landing, featuring a textured ceiling and solid oak detailing. A glass panelled balustrade creates a striking design feature, while access to the loft and an airing cupboard with solid wooden door provide additional practicality.

Bedroom One

Located to the rear elevation, the principal bedroom is a generous double, offering two double glazed UPVC windows with side openers, a double panel radiator, and textured ceiling. The room comfortably accommodates a king size bed with ample space for additional bedroom furnishings.

Bedroom Two

Situated to the front of the property, the second double bedroom benefits from two built in wardrobes, dual double glazed UPVC windows with side openers, a double panel radiator, and textured ceiling. This spacious room easily accommodates a double bed with additional furniture.

Shower Room

A stylish and modern family shower room, finished to an exceptional standard. Features include a double shower cubicle with glass screen, waterfall shower and hand attachment, vanity unit with wash hand basin and soft close drawers, and a low flush WC. The space is fully tiled, with recessed spotlights, extractor fan, wall mounted shaver socket, matt black heated towel rail, tiled flooring, and a frosted double glazed UPVC window.

Garden

To the rear, patio doors open out to a delightful and private garden, your own peaceful haven. The garden offers a patio area directly outside the lounge, with an additional paved seating area towards the rear. The lawn is well proportioned, with space for a shed and a side gate providing convenient access to the property's parking area.

EPC Rating C

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

Tel: 01352 700070

Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

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.

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.

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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.



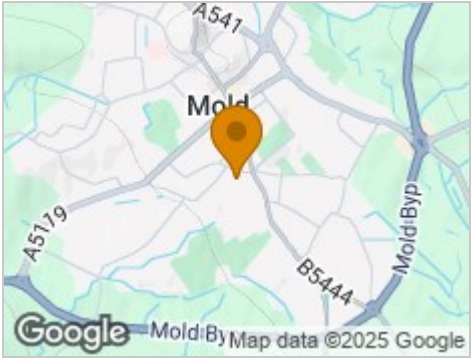
Road Map



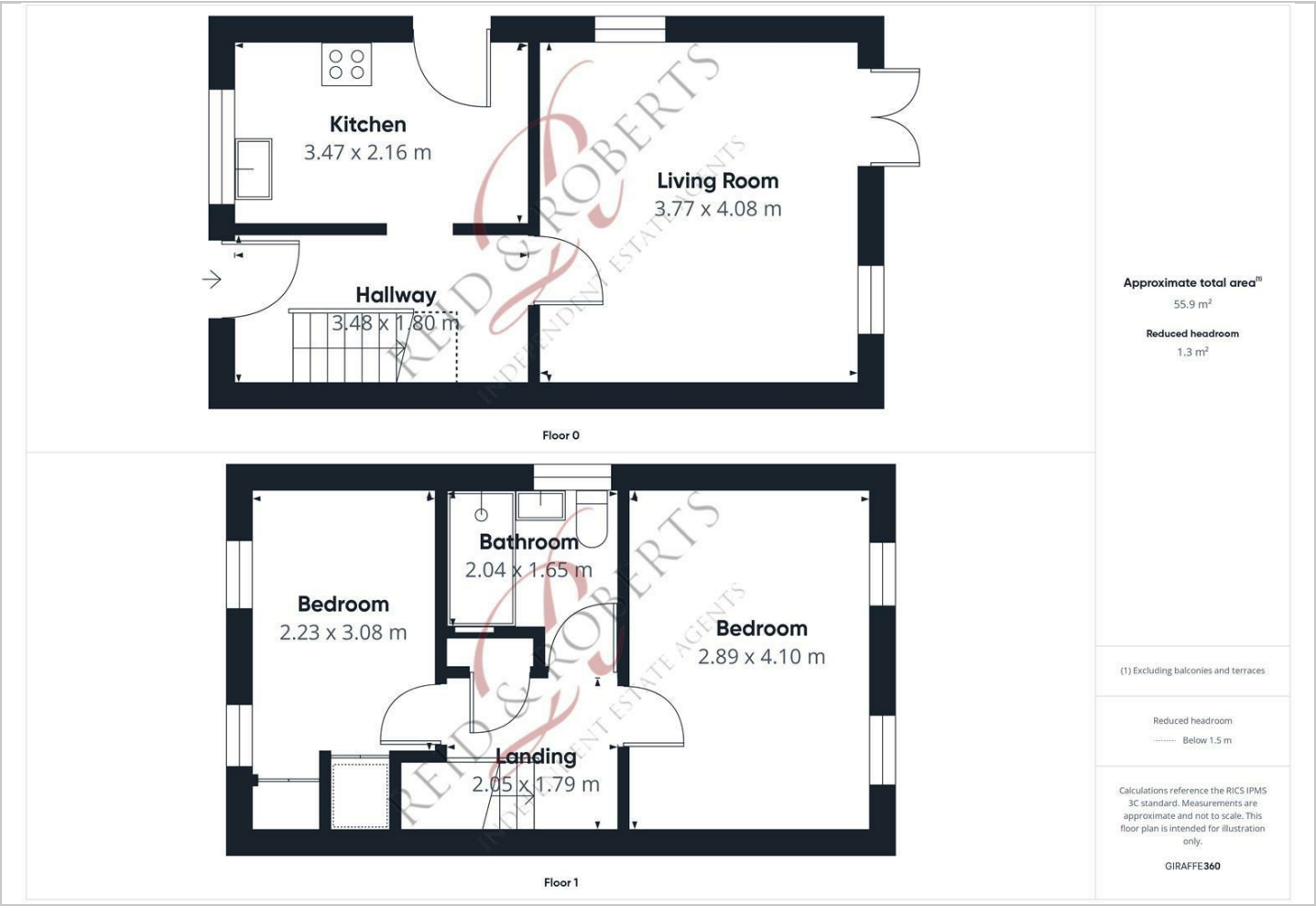
Hybrid Map



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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