



55 Tai Maes

Mold, CH7 1RW

£210,000



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Accommodation Comprises

Entrance Hallway

The property is approached via a composite front door with decorative double glazed panels opening into a welcoming entrance hallway. The hallway features attractive chevron parquet-style vinyl flooring, a central ceiling light point, and a single panelled radiator, creating a stylish first impression upon entering the home.

Downstairs WC

The downstairs WC is fitted with a low flush WC and pedestal wash hand basin with splashback tiling. Additional features include decorative tile-effect vinyl flooring, a single panelled radiator, central ceiling light, wall mounted fuse board, and a frosted double glazed UPVC window to the front elevation allowing for natural light whilst maintaining privacy.

Lounge

A spacious and versatile reception room, the lounge offers ample space to accommodate both living and dining furniture and could also be partially utilised as a home office area if desired. The room benefits from continued parquet-style vinyl flooring, two single panelled radiators, TV point, central ceiling lighting, and stairs rising to the first floor accommodation with a useful understairs storage cupboard beneath. An open aspect leads seamlessly through into the kitchen diner, enhancing the sociable feel of the home.

Kitchen

The kitchen diner is fitted with a range of wooden wall and base units complemented by contrasting work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap and drainer. Integrated appliances include a built-in electric oven with four-ring gas hob and stainless steel extractor hood above, whilst additional space and plumbing are provided for a washing machine together with under-counter fridge and freezer spaces.

The kitchen further benefits from splashback tiling, wood-effect vinyl flooring, inset spotlights to the kitchen area, and a central ceiling light within the dining space. A UPVC double glazed window overlooks the rear elevation, whilst double glazed UPVC French doors open directly onto the rear patio, providing an excellent indoor-outdoor flow ideal for entertaining and family living. A single panelled radiator completes the room.

First Floor Accommodation

First Floor Landing

The first floor landing provides access to all bedrooms and the family bathroom. Features include a central ceiling light, smoke alarm, loft hatch access, and a useful built-in storage cupboard positioned over the stairs housing the water tank together with fitted shelving.

Principal Bedroom

The principal bedroom is positioned to the rear of the property and offers a comfortable and spacious main bedroom suite. The room benefits from a UPVC double glazed window to the rear elevation, carpeted flooring, central ceiling light point, and single panelled radiator. A door leads directly into the en suite shower room.

En-Suite Shower Room

The en suite is fitted with a modern three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, and a fully tiled double shower cubicle with mains-powered shower and glass sliding doors. The room is finished with wood-effect vinyl flooring, tiled walls to dado height, inset spotlights, extractor fan, anthracite grey heated towel rail, and a frosted double glazed UPVC window to the side elevation.

Bedroom Two

A well-proportioned double bedroom situated to the front elevation, enjoying a UPVC double glazed window, carpeted flooring, single panelled radiator, and central ceiling light point.

Bedroom Three

Positioned to the front of the property, the third bedroom benefits from a feature arched UPVC double glazed window allowing for excellent natural light. Additional features include carpeted flooring, a single panelled radiator, and central ceiling light point. This room would make an ideal child's bedroom, nursery, dressing room, or home office.

Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, and a panelled bath with mixer taps and mains-powered shower over with glass privacy screen. The room features tiled walls to dado height together with PVC panelled walls, wood-effect vinyl flooring, inset spotlights, extractor fan, single panelled radiator, and a frosted double glazed UPVC window to the rear elevation.

External

Rear Garden

Externally, the property benefits from an enclosed rear garden with

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patio seating area, providing an ideal outdoor space for relaxing, entertaining, and family enjoyment. The French doors from the kitchen diner create an excellent connection between the internal living accommodation and the outdoor entertaining space.

EPC Rating - C

Council Tax Band - D

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.

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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.

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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.

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

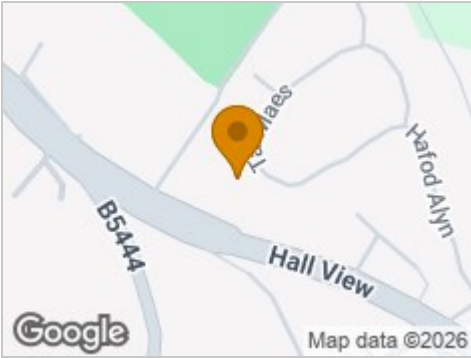
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.



Road Map



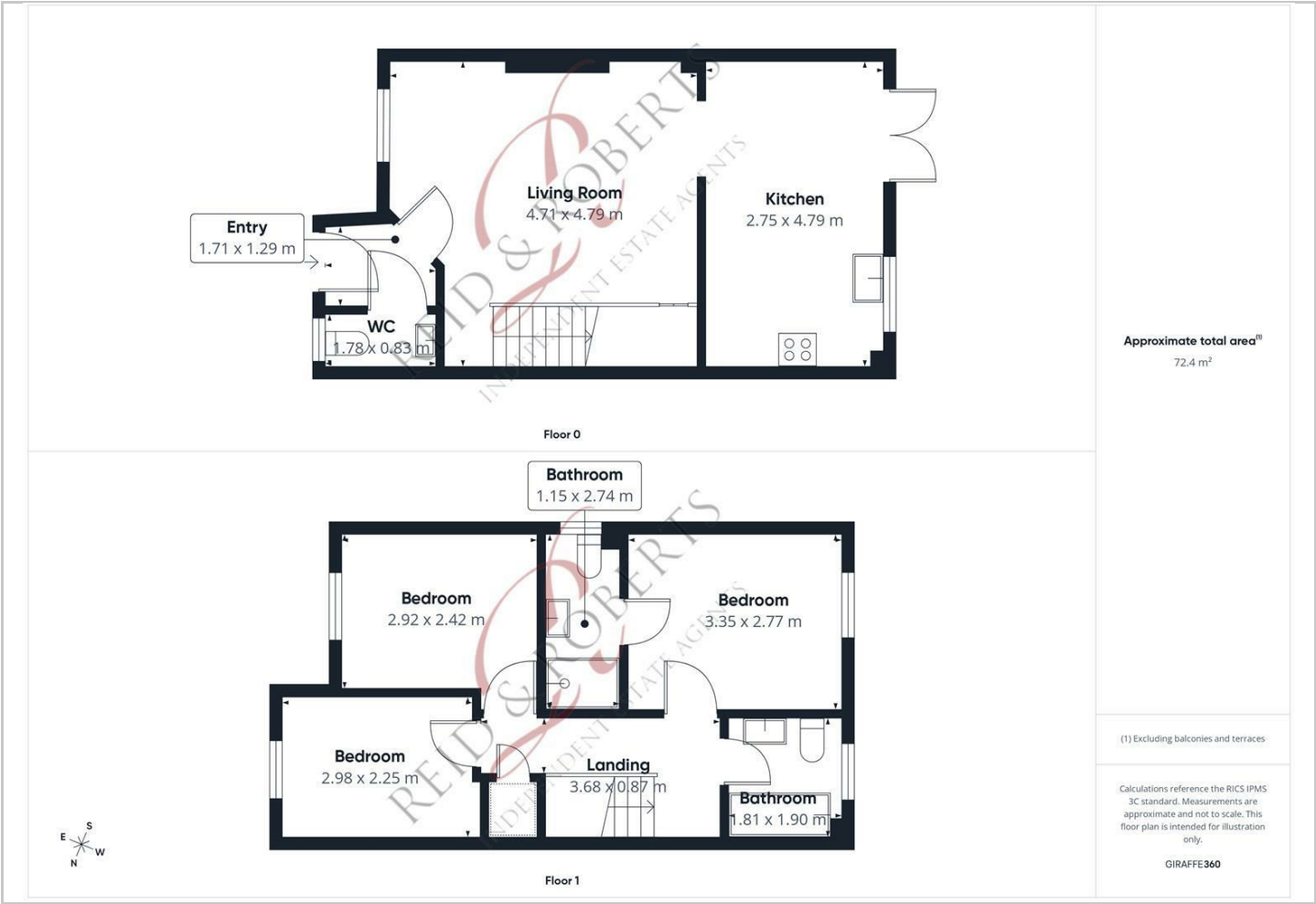
Hybrid Map



Terrain Map



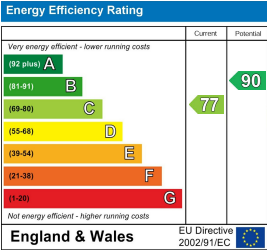
Floor Plan



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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