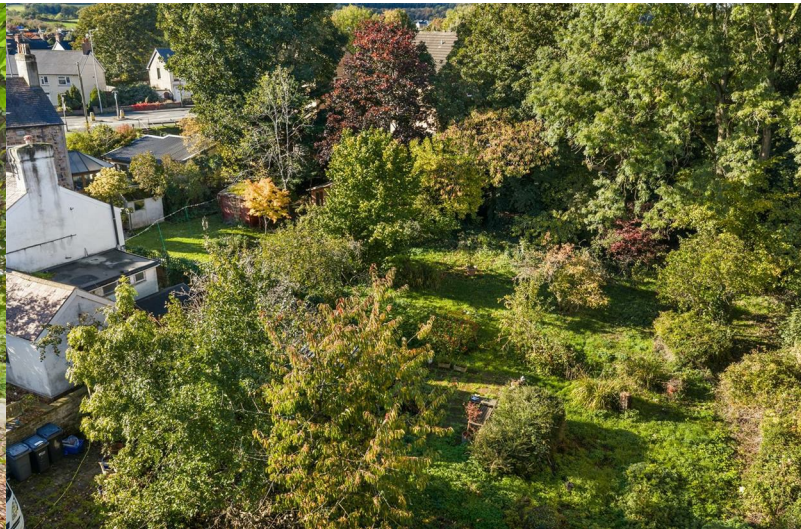




4 Wesley Place

Mold, CH7 1BX

£185,000



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Accommodation Comprises

The property is approached via a shared access driveway leading to its own generous parking area. A wrought iron gate opens onto a paved entrance patio, with a step providing access to the entrance door

Entrance Porch

Accessed via an aluminium-framed frosted glazed entrance door, having single-glazed windows to the front and side elevations, together with a glazed roof allowing natural light to enter. Offering a useful space for coats and footwear, with a timber door providing access to the lounge.

Lounge

A cosy reception room featuring a chimney breast housing a gas fireplace, providing a focal point to the room and offering potential for a more traditional fireplace to be reinstated, subject to the necessary works. Having a textured and coved ceiling, central ceiling light point, with the electric meter and consumer unit positioned above the doorway. An opening provides access to the kitchen.

Kitchen

Housing a range of wall and base units with worktop surfaces over, incorporating a stainless steel sink unit with mixer tap, together with void and plumbing for a washing machine. Having a double-glazed UPVC window to the rear elevation, tiled flooring, tiled windowsill and tongue-and-groove timber panelled ceiling. Stairs rise to the first-floor accommodation, with a timber door providing access to the inner hallway and an additional external door opening onto the outside.

Inner Hallway

Providing access to the outside, separate WC and additional ground-floor room, with potential for reconfiguration to create improved bathroom facilities or a utility area, subject to the necessary works.

WC

Fitted with a traditional high level flush WC, having tiled flooring and a single-panel radiator.

Ground Floor Bathroom / Utility Room

Currently housing a wash hand basin, with tiled walls to dado height, tiled flooring, a single-glazed frosted window to the side elevation, single-panel radiator and airing cupboard. This room offers excellent potential to be converted into a ground-floor bathroom or shower room, with the possibility of incorporating the adjoining WC to create a more spacious arrangement, subject to the necessary alterations.

First Floor Comprises

Landing

Stairs rise from the kitchen to the first-floor landing, having exposed timber floorboards, access to the loft space and doors to the bedroom and bathroom.

Bedroom One

A generously proportioned double bedroom having exposed timber floorboards, double-panel radiator and a double-glazed UPVC window with decorative leaded detailing to the front elevation. The room also benefits from an existing wash hand basin, offering potential for purchasers to explore the addition of an en-suite facility as part of the renovation, subject to the necessary works.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin and low level flush WC. Having wood effect laminate flooring, single panel radiator, wall-mounted combination boiler and double glazed frosted window to the rear elevation.

With the potential to create bathroom facilities on the ground floor, this room could alternatively be reconfigured to provide a second bedroom, subject to the necessary alterations and consents.

Storage Room

A generously sized storage room adjoining the main property, benefiting from its own separate external access via a glazed panelled entrance door. Having a window to the front elevation with top-opening sections, an additional window to the side elevation and patterned carpet flooring. A further timber door to the rear provides direct access onto the rear gardens. This versatile space offers excellent storage facilities, with potential for alternative uses as part of the property's renovation, subject to any necessary works and consents.

External

Gardens

A particular highlight of this property is undoubtedly the exceptionally generous plot, offering extensive outdoor space and an abundance of potential.

The mature gardens are beautifully established with a wonderful variety of fruit trees, shrubs, bushes, flowering plants and greenery, creating a delightful setting which comes alive throughout the seasons. The grounds incorporate generous lawned sections, established borders and various patio areas, providing multiple spaces for outdoor seating, entertaining and enjoying the surroundings.

Positioned throughout the gardens are numerous sheds and outbuildings, offering useful storage facilities and further versatility. The substantial outdoor space presents endless possibilities for keen gardeners, those wishing to grow their own produce or purchasers simply seeking a property with an abundance of land.

The size and layout of the grounds also complement the existing planning permission for an extension to create a three-bedroom residence, presenting an exciting opportunity for purchasers looking to transform the cottage into a more substantial family home while retaining generous garden space.

For those who prefer a smaller property, the existing cottage could equally be renovated to create a charming home surrounded by extensive gardens, ideal for anyone who values outdoor space.

Driveway

The property is accessed via a shared driveway leading to its own substantial off-road parking area, currently accommodating a motorhome, with ample space for multiple vehicles.

Garage

A detached concrete-built garage with a corrugated roof provides additional storage facilities, with further driveway space positioned to the front.

EPC Rating - D

Tel: 01352 700070

Council Tax Band - B

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

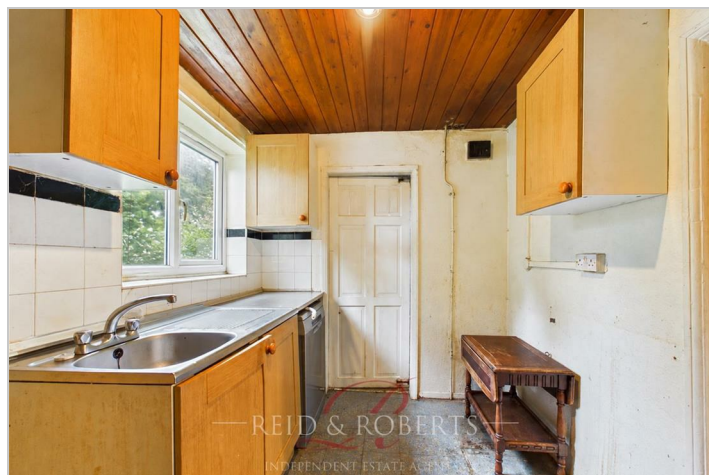
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

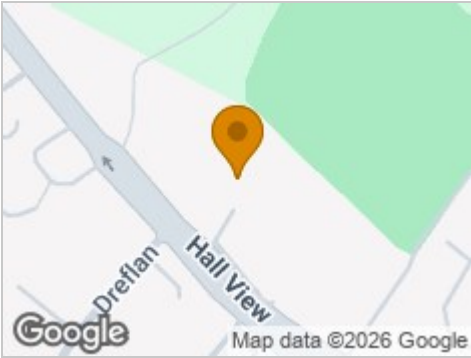
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Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



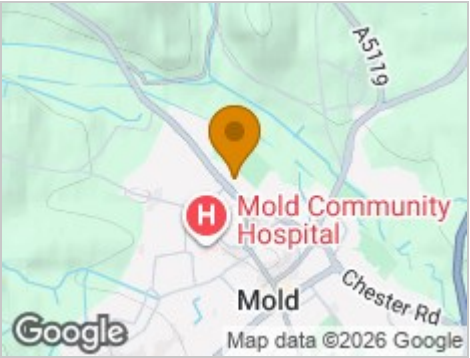
Road Map



Hybrid Map



Terrain Map



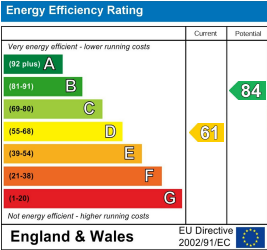
Floor Plan



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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