REID & ROBERTS

INDEPENDENT ESTATE AGENTS



41 Bridge Street

Mold, CH7 1LW

Offers Over £240,000

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Property Description

Reid and Roberts Estate and Letting Agents are delighted to present to the market 41 Bridge Street, a stunning double-fronted character property situated in the heart of Mold Town Centre, beautifully combining traditional charm with a stylish and modern interior. Offering three double bedrooms, versatile reception space and an impressive open-plan living, dining and kitchen area, this is a home that is ready to move straight into.

From the moment you approach, the attractive double-fronted exterior gives the property an immediate sense of character, while the interior has been thoughtfully presented throughout with a modern finish and a fantastic flow of accommodation. The ground floor also benefits from underfloor heating throughout, adding an extra level of comfort to the home. The property offers considerably more than may initially meet the eye, with two reception rooms, a superb open-plan living space, modern kitchen, utility room, downstairs WC and useful additional storage/workshop space, before continuing upstairs to three well-proportioned double bedrooms and a beautifully appointed four-piece family bathroom.

The open-plan living, dining and kitchen area is undoubtedly the heart of the home, providing an exceptionally versatile space for modern family living and entertaining. The lounge features a striking exposed brick fireplace with slate hearth and wooden mantel, creating an attractive focal point, while the dining area benefits from double-panelled patio doors opening directly onto the rear garden. The contemporary kitchen is finished with grey gloss cabinetry, marble-effect work surfaces, integrated appliances and modern recessed lighting.

Set in the heart of the bustling market town of Mold, this property offers an ideal blend of spacious family living and everyday convenience. With a wealth of amenities right on the doorstep and the added benefit of NO ONWARD CHAIN, it presents a fantastic opportunity for those looking to enjoy all that this popular town has to offer.

Accommodation Comprises

Entrance Hallway

Entered via a UPVC double glazed front door with an attractive decorative stained-glass style window above, the welcoming entrance hallway features wood-effect laminate flooring which continues throughout much of the ground floor. The electric meter is conveniently positioned beside the entrance, with access provided to the reception rooms, kitchen and downstairs WC. Stairs rise to the first floor.

Second Reception Room / Snug

A versatile second reception room positioned to the front of the property, ideal for use as a cosy snug, home office, playroom or additional sitting room. The room benefits from a UPVC double glazed sash-style window to the front elevation, fireplace recess with scope for an electric fire, wall-mounted light point, central ceiling light point, television point, thermostat and power sockets.

Open Plan Lounge

The lounge forms part of the impressive open-plan living arrangement and enjoys a beautiful exposed brick fireplace inset with slate hearth and wooden mantel, creating a charming focal point. A wall-mounted light sits above the fireplace, with central ceiling light point, television point, heating controls, smoke alarm and power sockets. UPVC double glazed sash-style windows overlook the front elevation.

Dining Area

Positioned between the lounge and kitchen, the dining area creates a natural continuation of the open-plan living space. Double-panelled UPVC double glazed patio doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a lovely connection with the outside.

Kitchen

The modern kitchen is fitted with an attractive range of grey gloss wall, base and drawer units, complemented by marble-effect work surfaces and matching upstands. Integrated appliances include a dishwasher and electric oven, with a gas hob positioned above and a stainless-steel extractor with matching splashback.

A granite-effect one-and-a-half bowl sink with mixer tap sits beneath a UPVC double glazed window overlooking the rear garden, with an opening section providing ventilation. Recessed spotlights, television point, fire alarm and further storage complete the space.

Utility Room

A useful utility room is accessed from the kitchen and provides plumbing and space for both a washing machine and tumble dryer, with a work surface above. A central ceiling light point and internal wooden door provide further practicality.

Workshop

Accessed via wooden double doors, this useful additional space benefits from exposed brick walls, lighting and power sockets. Offering excellent versatility for storage, hobbies or use as a workshop, it provides valuable additional space.

Downstairs W.C

The ground floor is completed by a convenient WC, fitted with a low-level WC and wash hand basin set within a vanity unit with mixer tap. Further features include an extractor fan and recessed spotlighting, with the wood-effect flooring continuing from the hallway.

Landing

The stairs rise to a spacious first-floor landing, providing access to all three bedrooms and the family bathroom. The landing benefits from a UPVC double glazed window, double-panelled radiator, central ceiling light point, thermostat and loft access.

Bedroom One

A well-proportioned double bedroom positioned to the front elevation, featuring a UPVC double glazed window, double-panelled radiator, central ceiling light point, television point and power sockets.

Bedroom Two

Another generous double bedroom enjoying a UPVC double glazed window to the front elevation. The room is fitted with a double-panelled radiator, central ceiling light point, television point and power sockets.

Bedroom Three

The third bedroom remains a comfortable double bedroom and benefits from a UPVC double glazed side-opening window, double-panelled radiator, television point and power sockets.

Family Bathroom

A beautifully finished four-piece bathroom comprising a panelled bath with mixer taps and splashback tiling, alongside a gorgeous walk-in double shower with both waterfall and handheld shower attachments.

Further features include a floating wash hand basin set within a vanity unit with mixer tap, low-level WC, integrated shelving, chrome heated towel rail, extractor fan, recessed spotlighting and attractive wood-effect vinyl flooring. A frosted UPVC double glazed window to the rear elevation with top-opening section provides natural light and ventilation.

Garden to the Rear

The rear garden offers a combination of patio and lawn areas, together with a further patio space and rear driveway. The garden is enclosed by wooden fencing, providing a private and versatile outdoor area in an enviable town-centre location.

A truly appealing home combining character, modern presentation and versatile accommodation, all within the heart of the Old Town Centre.

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 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 ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

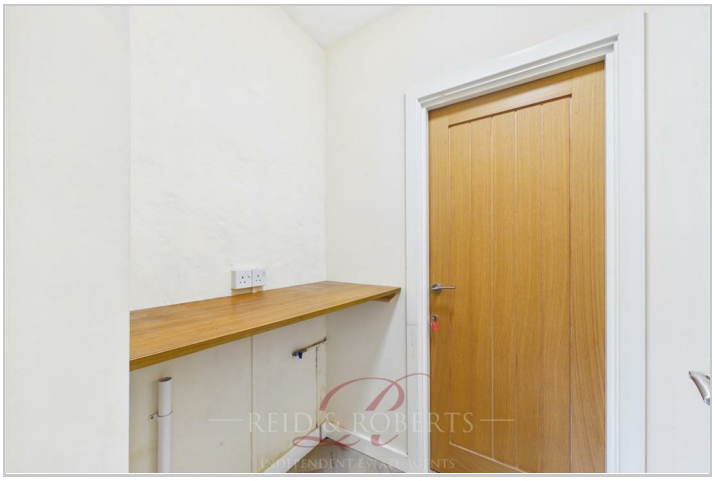
Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

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.





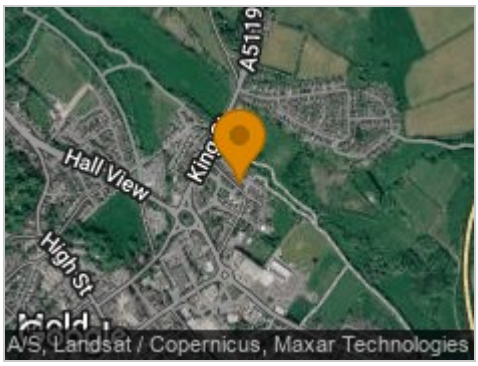




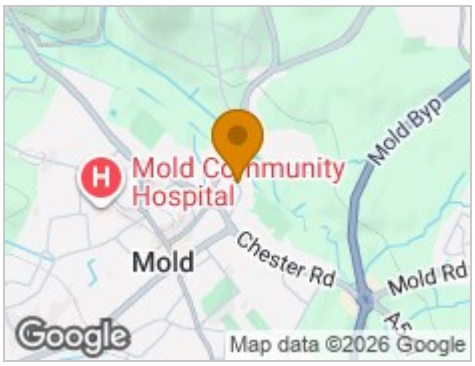
Road Map



Hybrid Map



Terrain Map



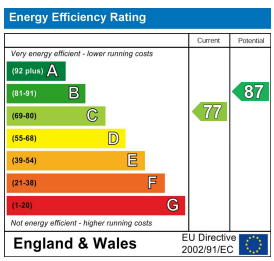
Floor Plan



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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