



## 91 Hafod Park

Mold, CH7 1QP

Offers Over £300,000



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## Accommodation Comprises

The property is approached via a tarmac driveway providing off-road parking for approximately three vehicles.

## Entrance Hallway

A contemporary oak-effect composite entrance door opens into a useful entrance porch with fitted inset doormat, leading through to the welcoming reception hall. The hallway features wood-effect laminate flooring, a staircase rising to the first floor, a radiator, useful understairs storage, and oak internal doors providing access to the principal ground floor accommodation.

## Lounge

Positioned to the front of the property, the lounge is a warm and inviting space featuring a cast iron log burner set upon a slate hearth with an oak mantel above, creating an attractive focal point. A large bay window fills the room with natural light, while exposed wooden floorboards, built-in alcove shelving and fitted storage cupboards add both character and practicality.

## Kitchen / Family Room

To the rear of the property is a modern fitted kitchen offering a range of light grey wall and base units complemented by wood-effect work surfaces. Features include a ceramic one-and-a-half bowl sink with mixer tap, integrated fridge/freezer, built-in plate rack, display shelving, wine rack, plumbing for a washing machine, and space for a Belling five-ring range-style cooker with extractor hood above. Finished with inset spotlights, wood-effect flooring and a contemporary vertical radiator.

The kitchen opens seamlessly into a versatile dining or family area, currently utilised as an additional sitting room but equally suited to formal dining. French doors with matching glazed side panels lead directly onto the rear patio, while a further rear-facing window overlooks the garden.

## First Floor Accommodation

### First Floor Landing

The turned staircase rises to a bright first floor landing with a side-facing window allowing plenty of natural light, loft access and doors leading to all bedrooms and the family bathroom.

### Principle Bedroom

A spacious principal double bedroom featuring a bay window to the front elevation, fitted sliding wardrobes with hanging rails and shelving, together with a useful built-in cupboard housing the gas combination boiler and providing additional storage.

### Bedroom Two

Another generously proportioned double bedroom overlooking the rear garden, benefiting from mirrored sliding fitted wardrobes, a radiator and ample space for freestanding furniture.

### Bedroom Three

A well-proportioned third bedroom currently arranged with a single bed, although comfortably large enough to accommodate a small double if required. This room would also make an ideal nursery, dressing room or home office.

### Family Bathroom

Appointed with a modern three-piece suite comprising a P-shaped panelled bath with mixer tap and mains-fed rainfall shower over, pedestal wash hand basin and low flush WC. Complemented by tiled flooring, part tiled walls, inset ceiling spotlights, chrome ladder-style heated towel rail, wall-mounted mirror and two frosted UPVC windows to the rear elevation.

### Outside

To the front of the property, a generous hardstanding driveway provides off-road parking for two vehicles, complemented by a neatly maintained lawn that enhances the property's attractive kerb appeal. Gated side access leads seamlessly to the rear garden, where you'll discover a beautifully enclosed outdoor space designed for both relaxation and entertaining. Predominantly laid to lawn, the garden also boasts an elevated patio terrace, creating the perfect setting for outdoor dining, summer barbecues or simply unwinding with family and friends. Offering an excellent degree of privacy, this inviting garden provides a wonderful extension of the living accommodation and is ideally suited to enjoying long summer evenings.

### Planning Permission

There is full planning permission granted for a side extension to provide a fourth bedroom and en-suite to the first floor and additional reception room and utility to the ground floor. Further details can be found on Flintshire County Council Planning Portal page, reference FUL/000775/24

### EPC Rating D

### Council Tax Band - 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.

Tel: 01352 700070

### 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

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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

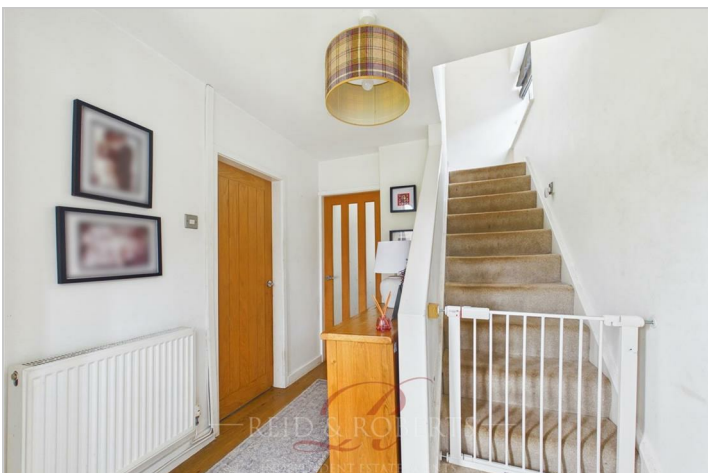
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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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



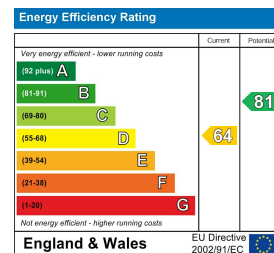
## Floor Plan



## 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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