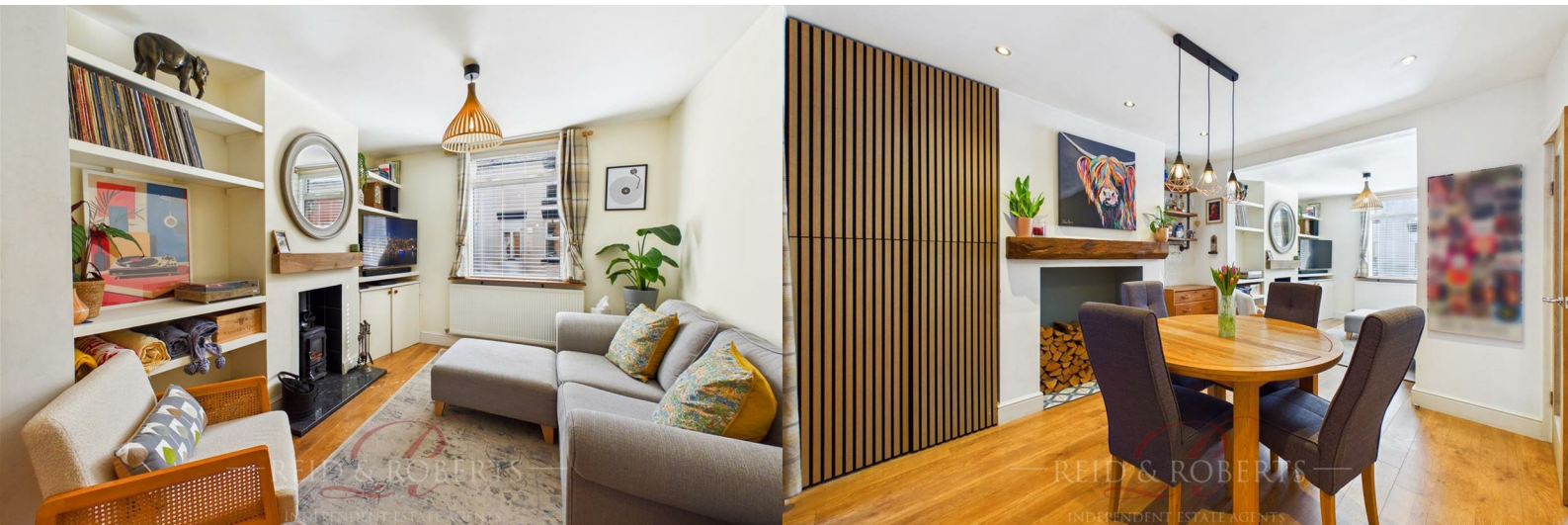




## 18 Gladstone Street

Mold, CH7 1PF

£170,000



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## Accommodation Comprises:

A welcoming entrance begins with a solid wooden front door featuring a single frosted glazed panel, opening into:

### Entrance Hallway

A bright and thoughtfully presented hallway. The space is finished with sleek wood-effect laminate flooring, complemented by a double-panelled radiator and practical coat hooks neatly arranged along the wall. Stairs rise to the first-floor accommodation, while an elegant oak shelf sits above the radiator, adding both style and function. The area is illuminated by a central ceiling light and includes a smoke alarm for safety. Contemporary oak internal doors with single glazed panels lead seamlessly into the main living space.

### Lounge

The front lounge is a beautifully styled and inviting space, featuring a double-glazed UPVC window overlooking the front elevation, allowing natural light to flood in. A double-panelled radiator ensures comfort, while the focal point is a stunning cast iron log burner set upon a granite hearth, framed by a tiled inset and finished with a characterful oak beam above. Built-in shelving and cupboard storage within the alcoves provide both practicality and charm, also discreetly housing the electric and gas meters. The room is completed with wood-effect laminate flooring, a central ceiling light, and integrated TV points.

### Dining Area

Flowing effortlessly from the lounge, the dining area continues the same high-quality laminate flooring, creating a cohesive open-plan feel. A decorative fireplace with tiled detailing and an oak beam adds further character. The space benefits from inset spotlights alongside central pendant lights, enhancing the contemporary ambiance. Understairs alcove storage maximises practicality, while a striking modern anthracite grey vertical radiator adds a design-led touch. Built-in cupboards with inset lighting and a dedicated dartboard area provide both storage and personality.

An oak door leads to the downstairs WC.

### Downstairs WC

A stylish and functional addition, the WC comprises a low-flush Saniflo toilet and a corner wall-mounted wash basin with a mixer tap. The walls are tiled to dado height, complemented by tiled flooring and inset spotligthing for a clean, modern finish.

### Kitchen

The kitchen is a superbly designed and highly functional space, offering a range of base units topped with work surfaces. A

composite sink with drainer and mixer tap sits beneath stylish white brick-style splashback tiling. There is space for a five-ring Rangemaster-style oven with hotplate, along with designated areas and plumbing for a washing machine, dryer, and fridge freezer. The room features tiled-effect vinyl flooring and a built-in breakfast bar with seating for two stools, perfect for casual dining. Inset spotlights and open wooden shelving enhance both practicality and design. A distinctive slanted roof section with polycarbonate panels allows additional natural light to filter in. A double-glazed UPVC frosted rear door with matching side panels opens out onto the patio, creating a seamless connection to the outdoor space.

### First Floor Accommodation

#### Landing

The landing is bright and contemporary, featuring a central ceiling light, loft access hatch, and a stylish oak banister with glass panels. Doors lead to both bedrooms and the main bathroom.

#### Main Bedroom

A generously proportioned double bedroom, offering ample space for wardrobes and additional furniture. The room benefits from alcove areas ideal for storage solutions, a double-panelled radiator, and a large double-glazed UPVC window to the front elevation. High ceilings enhance the sense of space, while a central ceiling light completes the room.

#### Second Bedroom

Another spacious double bedroom, also featuring high ceilings and a double-panelled radiator. The room includes alcoves on either side of the fireplace, fitted with built-in hanging rails for convenient storage. The wall-mounted Ideal gas combi boiler is neatly positioned within the space. A double-glazed UPVC window overlooks the rear garden, and a central ceiling light completes the room.

#### Bathroom

Stepping down from the landing, the recently refurbished bathroom showcases a luxurious three-piece suite. This includes a low-flush WC and a P-shaped panelled bath with glass screen, fitted with a mixer tap and a wall-mounted mains-powered rainfall shower with additional attachments. A stylish wooden vanity unit with wash hand basin and mixer tap adds warmth, complemented by a built-in illuminated mirror. The space is finished with fully PVC-clad walls and ceiling, inset spotlights, and a built-in storage alcove. Tiled-effect vinyl flooring runs underfoot, while a wall-mounted chrome ladder-style heated towel rail and extractor fan ensure comfort and practicality. A

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frosted double-glazed UPVC window to the rear provides natural light and privacy.

### External

#### Rear Courtyard

The rear courtyard is a well-presented, low-maintenance outdoor space designed with both style and practicality in mind. Offering a private and enclosed setting, it provides the perfect spot for outdoor seating, dining, or entertaining. Finished for ease of upkeep, the area creates a pleasant extension of the living space, ideal for enjoying warmer months in a relaxed and inviting environment.

#### EPC Rating - D

#### Council Tax Band - C

#### 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.

#### 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

#### Looking For Mortgage Advice?

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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

#### 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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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.

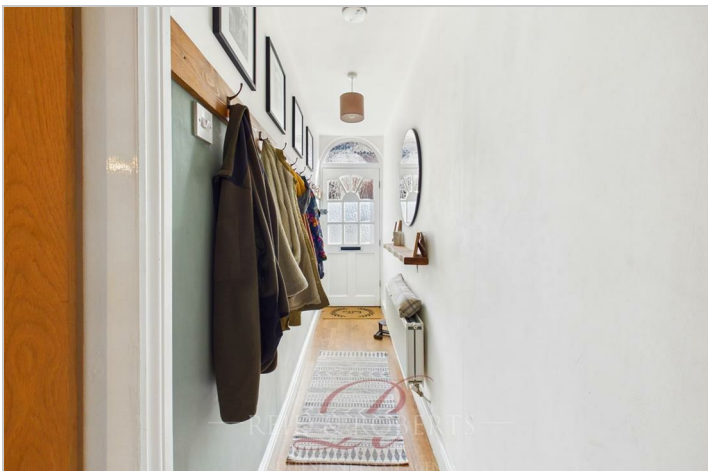
#### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

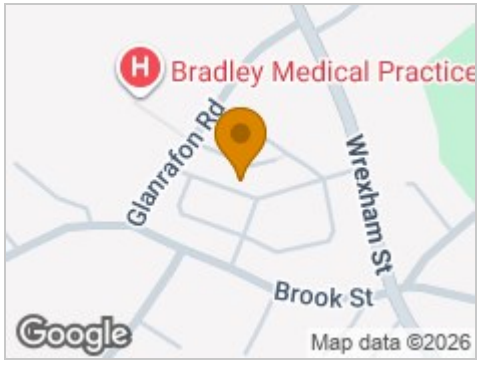
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

#### 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



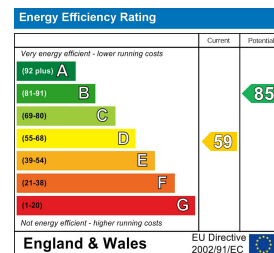
## Floor Plan



## 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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