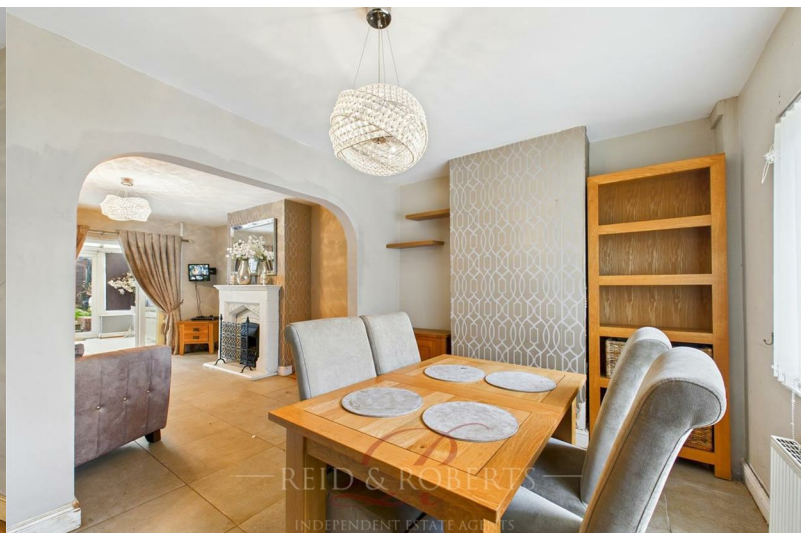




## 22 Beech Drive

Mold, CH7 1TD

Offers Over £185,000



# 22 Beech Drive

Mold, CH7 1TD

Offers Over £185,000



## Property Description

Reid & Roberts Estate & Letting Agents are delighted to present this spacious and versatile three-bedroom semi-detached home with an additional loft room, ideally located on the popular Beech Drive, within easy walking distance of Mold town centre. Offering generous proportions throughout, this property provides an excellent opportunity for buyers looking to add their own personal touch. With scope for renovation, redecoration, and modernisation, it could be the perfect blank canvas to create a home tailored to your own style and taste.

The accommodation is thoughtfully arranged, featuring bright and flexible living spaces ideal for family life. The ground floor offers a welcoming entrance hallway, a large open-plan lounge and dining area perfect for entertaining, and a light-filled conservatory overlooking the garden. The modern kitchen is fitted with granite work surfaces and ample storage, complemented by a separate utility room for added practicality. To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC, while the converted loft room provides valuable extra space suitable for a home office, playroom, or guest bedroom.

Externally, the property benefits from a gated driveway with parking for two vehicles and low-maintenance gardens. The rear garden enjoys a patio area, raised lawn, and a timber outbuilding currently used as an outdoor bar with WC, a great feature for entertaining.

Located just a short stroll from Mold's shops, cafés, schools, and amenities, this home combines space, flexibility, and potential in a highly desirable location. With plenty of room to update, refresh, and personalise, this property represents a fantastic opportunity to create a truly beautiful family home in one of Mold's most sought-after residential areas.

## Accommodation Comprises

double gates open on to a tarmac driveway providing 'off road' parking for 3/4 vehicles.

### Entrance Hallway

Accessed via a black UPVC front door, the hallway features tiled flooring, a double panel radiator, carpeted stairs rising to the first floor, and a UPVC double-glazed side window providing natural light.

### Dining Area

A bright, open-plan space with UPVC double-glazed windows to the front and side elevations, complemented by a double panel radiator, ideal for family dining or entertaining.

### Living Room

Spacious and comfortable, featuring an electric fire within a stylish

surround, double panel radiator, and French doors opening into the conservatory. Additional UPVC double-glazed windows to the side and rear elevations ensure a light and airy atmosphere throughout the day.

### Conservatory

A versatile and bright area with UPVC double-glazed windows to the side and rear, French doors opening to the garden, and a radiator for year-round comfort — perfect for relaxing or entertaining.

### Kitchen

Fitted with modern white wall and base units topped with granite work surfaces, the kitchen includes a gas cooker with stainless steel extractor, black composite sink with mixer tap, and a UPVC double-glazed rear window with side opener. Splashback tiling and recessed spotlights complete the contemporary look, with direct access to the utility room.

### Rear Porch

Practical space connecting the kitchen to the garden, featuring decorative tiled flooring, fitted storage units, and access to the utility room.

### Utility Room

Well-equipped with beech-effect units, black worktops, space for appliances, tiled flooring, wood-clad ceiling, lighting pendants, and an extractor fan.

### Landing

Carpeted landing with a UPVC double-glazed side window with opener, providing light to the stairwell and access to bedrooms, bathroom, and WC.

### Master Bedroom

A generous double room with a UPVC double-glazed front window, double panel radiator, and built-in storage.

### Bedroom Two

Rear-facing double with UPVC double-glazed window, single panel radiator, and ample space for bedroom furnishings.

### Bedroom Three

Versatile single room with a UPVC double-glazed front window and double panel radiator, ideal for a child's bedroom, study, or dressing area.

### Family Bathroom

Modern and well-appointed with a panelled bath, rainfall shower, and handheld attachment, vanity unit with wash basin, splashback tiling, chrome heated towel rail, vinyl flooring, UPVC frosted rear window, and ceiling spotlights.

### Separate WC

Fitted with a low-level WC, frosted UPVC side window, and vinyl flooring.

Tel: 01352 700070

### Loft Room

Converted space accessed via a staircase from the landing, offering under-eaves storage, wood-effect vinyl flooring, skylights, and sloped ceilings — perfect for a home office, hobby room, or occasional guest accommodation.

### Outside

The property features a gated front driveway for two vehicles, with gravelled landscaping and raised flower beds. The rear garden is designed for low-maintenance living, with a tiled patio, raised Astroturf lawn, decorative water feature, timber outbuilding currently used as an outdoor bar, garden shed, and outdoor WC — ideal for entertaining or enjoying outdoor space.

### 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

### 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.

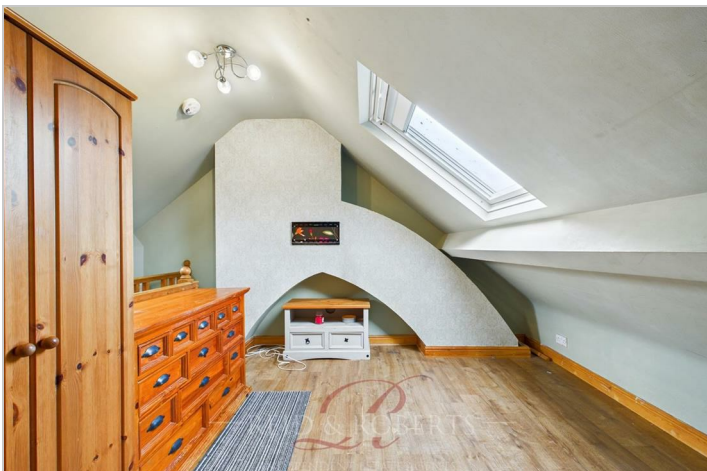
### Our Opening Hours

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

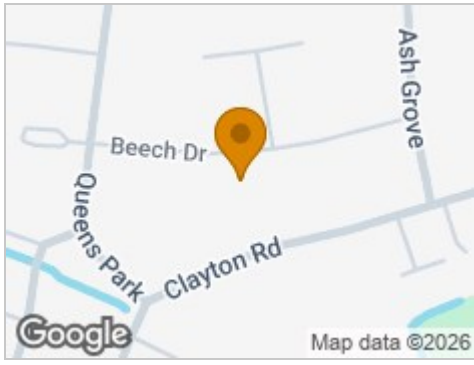
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.



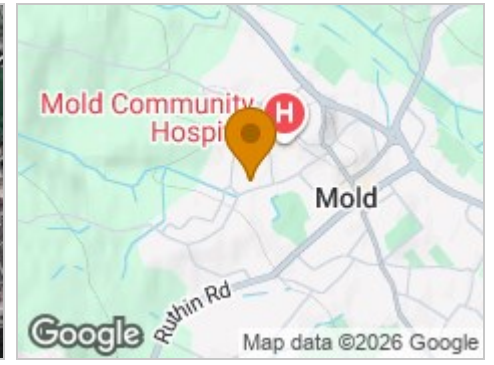
## Road Map



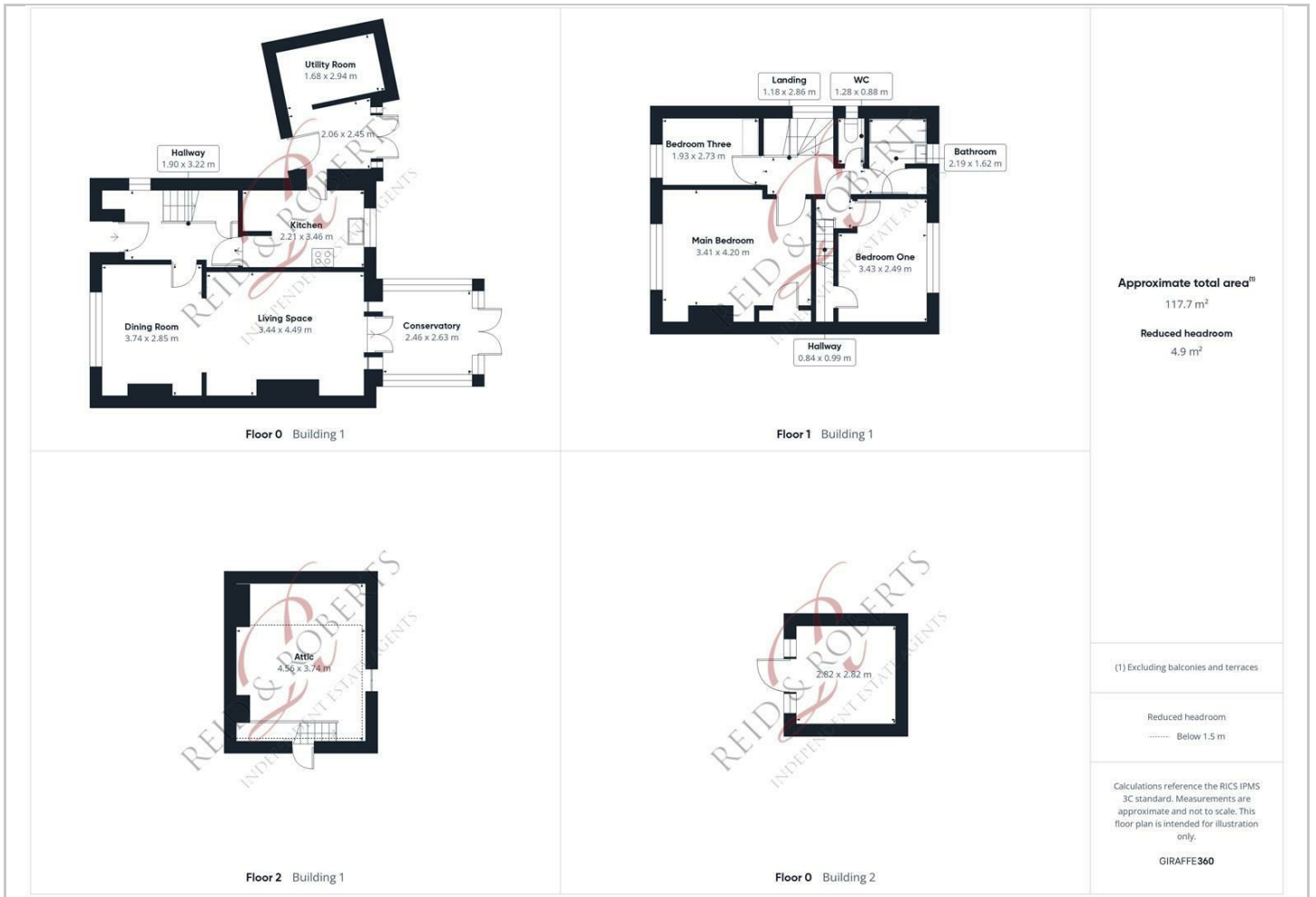
## Hybrid Map



## Terrain Map



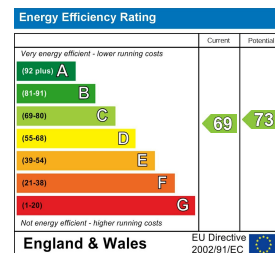
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.