



## Arran Clayton Road

Mold, CH7 1SU

£350,000



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## Property Description

Reid & Roberts are delighted to present this substantial and character-filled residence, occupying a prime position on Clayton Road in the very heart of Mold Town Centre. Set within just over half an acre of grounds, this impressive home offers exceptional space both internally and externally, making it a rare opportunity for buyers seeking a renovation project with remarkable potential.

The property dates back many years and boasts a wealth of history, including one of the ground floor rooms which was formerly utilised as a wartime bunker, adding a unique and fascinating element to the home. Internally, the accommodation is extensive and highly versatile, comprising multiple generous reception rooms, a spacious kitchen, ground floor WC, and flexible additional rooms suitable for office or bedroom use. To the first floor are three large double bedrooms, a separate WC and shower room, with further scope for reconfiguration if desired.

While the property does require modernisation and improvement throughout, it presents an outstanding opportunity to create a truly magnificent family home in a highly sought-after central location.

Externally, the home continues to impress, set within expansive gardens extending to just over half an acre, offering privacy and significant outdoor space rarely found within the town centre. A substantial detached garage, large enough to accommodate a double-decker bus, provides exceptional storage, workshop potential, or development possibilities (subject to relevant consents).

This is a rare and exciting renovation opportunity combining scale, history, location and land, all within walking distance of Mold's shops, schools and amenities.

## Accommodation Comprises

The property is approached via a substantial tarmac driveway providing extensive off-road parking and creating an impressive sense of space upon arrival. A lawned garden area sits to the side, bordered by mature hedging which offers a degree of privacy from the road.

A paved pathway leads from the driveway to the covered entrance canopy with a UPVC modern door that opens into the Porch.

## Entrance Porch

Accessed via a composite front door, this practical entrance space provides useful coat and shoe storage and features tiled flooring, creating a smart and functional first impression.

## Entrance Hallway

A welcoming hallway boasting original parquet flooring, stairs rising to the first floor, under-stairs storage cupboard, radiator and decorative coved ceiling. A bright central space connecting all ground floor rooms.

## Sitting Room

A well-proportioned reception room with UPVC double-glazed window to the front elevation, gas coal-effect fire set within a marble surround and hearth, coved ceiling and radiator. A comfortable and inviting living space.

## Lounge

A second spacious reception room, renovated in recent years, featuring wood-effect laminate flooring, gas fire with matching surround, radiator and double-glazed window to the front elevation. An archway leads through to the dining area, creating excellent flow for modern family living.

## Dining Room

Open plan from the lounge, this generous dining space offers ample room for entertaining and currently incorporates a fitted bar area. A versatile area ideal for hosting and family gatherings.

## Kitchen

Arranged in two sections and fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Tiled flooring, space and plumbing for appliances, and double-glazed windows to the side and rear elevations. The kitchen offers excellent potential for modernisation.

## Downstairs W.C

Comprising low flush WC, wash hand basin, tiled walls to dado height and frosted double-glazed window to the front elevation.

## Lean-To / Utility Area

A useful additional space providing further storage and potential for future development, subject to requirements.

## Downstairs Bedroom / Multi Purpose Room

A versatile downstairs double bedroom offering excellent flexibility, previously used as a home salon and benefiting from retained plumbing with a wash hand basin. The room features full wood-panelled walls, a textured ceiling with fluorescent lighting, two glazed windows and a UPVC double-glazed door providing independent access to the front of the property, with additional internal access from the kitchen/dining area. Practical flooring combines carpet and vinyl tiling, and the room comfortably accommodates a double bed, making it ideal as a guest bedroom, home office or treatment room.

## Stairs rise to the First Floor Accommodation

### Landing

A spacious gallery-style landing with radiator, loft access and airing cupboard housing the boiler. Provides access to all first floor accommodation.

### Bedroom One

An impressive dual-aspect double bedroom with windows to the front and rear elevations, allowing for plenty of natural light. Generously sized with ample space for wardrobes and additional furnishings.

### Bedroom Two

A fantastic-sized double bedroom with dual-aspect windows to the front and rear. Recently renovated with replastered walls and attractive wood panelling. Offers potential to create an en-suite if desired.

### Bedroom Three

A well-proportioned double bedroom, recently renovated, featuring laminate flooring, radiator and double-glazed window to the front elevation.

### Office or Dressing Room

Currently utilised as a walk-in wardrobe and home office. Formerly the family bathroom, this flexible room features a frosted double-glazed window to the front and offers multiple potential uses.

### Separate W.C

Fitted with low flush WC, tiled walls to dado height and frosted double-glazed window to the rear elevation.

### Shower Room

Comprising double shower cubicle, vanity wash hand basin, partial tiling, extractor fan and frosted double-glazed window to the rear. There is scope to reconfigure this room with the adjoining WC to create a larger modern bathroom if required.

### Rear Garden and Garage

The property occupies an exceptionally generous plot extending to just over half an acre, offering substantial outdoor space rarely found within such a central town location. The grounds are mainly laid to lawn with additional hardstanding areas and outbuildings, presenting excellent scope for landscaping and enhancement to create a truly impressive garden environment.

The size of the plot provides outstanding potential for those seeking space for family living, recreational use, or further development opportunities (subject to the necessary consents). While the grounds would benefit from general improvement, the scale and versatility on offer make this a particularly exciting opportunity.

A standout feature of the property is the substantial detached garage/workshop. This is an incredibly large structure, capable of accommodating commercial vehicles, even large enough to house a double-decker bus. The space offers enormous potential for storage, workshop use, business operations, or conversion (subject to relevant permissions).

This combination of land, outbuildings and central location is rarely available and must be viewed to be fully appreciated.

### EPC Rating - TBC

### Council Tax Band - F

Tel: 01352 700070

### **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**

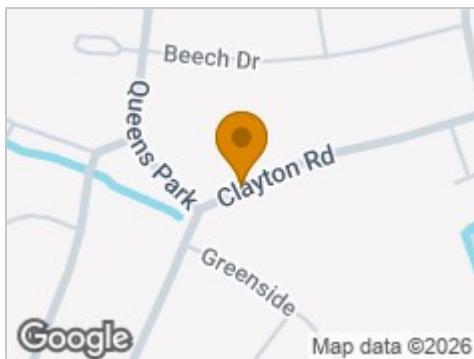
MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCCOMPANIED 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.

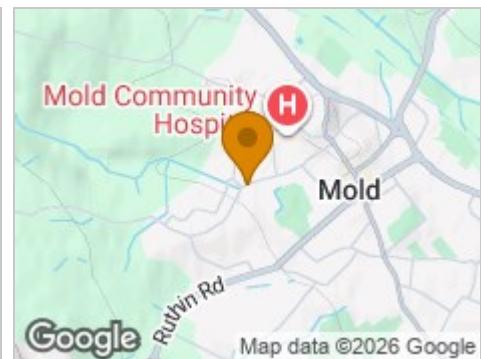
## Road Map



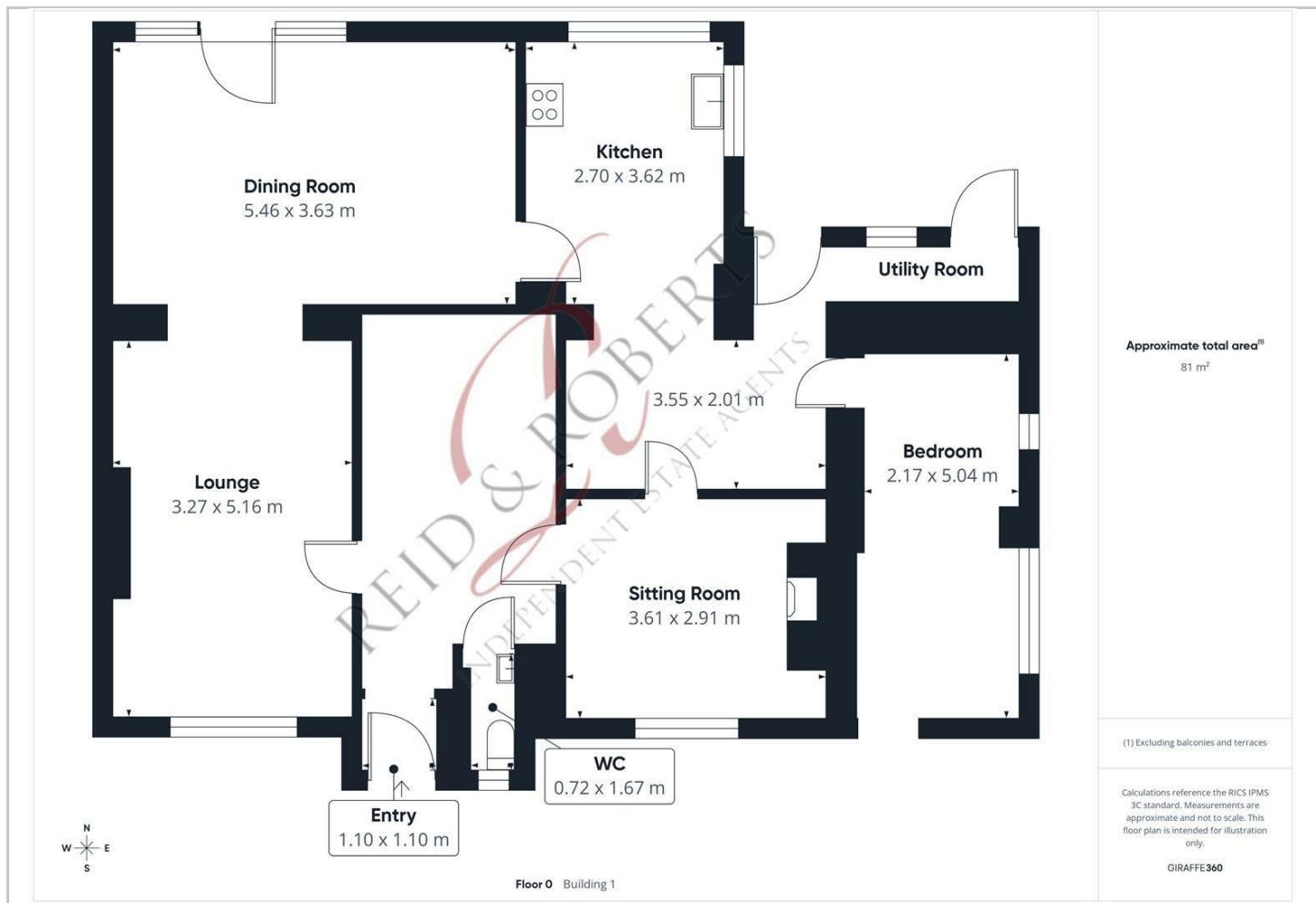
## Hybrid Map



## Terrain Map



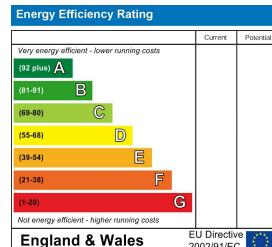
## Floor Plan



## 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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