



## 7 Kenstone Close

Mold, CH7 1SN

£190,000



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## Property Description

This three-bedroom semi-detached home on Kenstone Close is offered to the market with no onward chain and vacant possession, making it an ideal opportunity for a quick and straightforward purchase. Perfectly suited to first-time buyers, investors, or those looking to downsize, the property enjoys a sought-after location within walking distance of Mold town centre while also benefitting from open countryside views to the front.

Internally, the home offers a spacious lounge with feature fireplace, a well-planned kitchen, downstairs WC, three bedrooms and a family bathroom. While the property would benefit from some updating, it is presented as a blank canvas ready for a new owner to put their stamp on.

Externally, the home boasts a driveway to the front, a garage with light and power, and a low-maintenance rear garden with patio, decking and artificial lawn, providing excellent outdoor space for relaxation and entertaining.

This is a rare opportunity to acquire a property in such a desirable area, combining convenience, charm, and potential. With its excellent location, easy-maintenance garden, and chain-free status, it represents an attractive option for a variety of buyers looking for a home to enjoy or a strong investment opportunity.

## Accommodation Comprises:

The property is approached via a gravelled driveway with parking for one vehicle and an attractive block-paved area featuring a decorative gravel circle. The pathway leads to the front entrance.

### Hallway

Wooden door with single-glazed panels opens into a welcoming hallway. This inviting space is finished with laminate flooring, inset spotlights, and provides access to the main ground floor rooms. Practical features include an under-stairs storage cupboard housing the alarm box, and an additional cupboard accommodating the Worcester gas boiler.

### Downstairs W.C

A useful addition to the home, the ground floor cloakroom comprises a low flush WC and a wall-mounted wash hand basin with tiled splashback. The space is finished with vinyl flooring, a radiator, and a double-glazed frosted window to the front elevation, ensuring both practicality and comfort.

### Kitchen

The kitchen offers a range of wooden wall and base units complemented by work surfaces, tiled splashbacks, and a stainless steel sink with drainer and mixer tap. A four-ring gas hob with extractor above

and a built-in electric oven provide excellent cooking facilities, while there is also space and plumbing for a washing machine, under counter fridge, and freezer. A front-facing double-glazed leaded window allows natural light to flood in, making this a bright and functional heart of the home.

### Lounge

To the rear of the property lies a spacious lounge, a versatile reception room designed for both relaxation and entertaining. A decorative fireplace with a marble inset and wooden surround serves as an elegant focal point, while laminate flooring, dado rail, and coved ceiling add a touch of character. Ample light streams through a rear-facing window and large sliding patio doors, which open directly onto the garden, seamlessly connecting the indoor and outdoor living spaces.

## First Floor Accommodation

### Landing

The first-floor landing is brightened by a leaded window to the front elevation, with access to the loft above. From here, all rooms are conveniently reached, providing a natural flow to the accommodation.

### Bedroom One

The main bedroom is a double room, located at the rear of the property with views over the garden. Finished with fitted carpet, a ceiling fan light, and a radiator, this room offers a calm and relaxing retreat.

### Bedroom Two

The second bedroom, enjoys elevated views over the surrounding fields and countryside to the front. With carpeted flooring, radiator, and a leaded double-glazed window, this bedroom is both light and inviting, ideal as a guest room, child's room, or home office.

### Bedroom Three

The third bedroom is a cosy space, perfectly suited as a nursery, home office, or dressing room. Neatly finished with carpeted flooring and a radiator, it benefits from a front-facing wooden-framed, double-glazed leaded window which allows natural light to brighten the room. Though compact in size, it offers flexibility to meet a variety of lifestyle needs.

### Bathroom

The family bathroom features a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin, and low flush WC. Tiling to dado height, vinyl flooring, and PVC panelling around the shower area ensure ease of maintenance. A frosted rear-facing window allows natural light while maintaining privacy, and a useful storage cupboard with shelving provides additional practicality.

### Outside

The rear garden is designed for low maintenance while offering an attractive setting for outdoor living. Stepping out from the lounge, a

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paved patio area and gravelled borders lead onto a raised deck, ideal for al fresco dining. Beyond lies an artificial lawn for year-round greenery, complemented by borders planted with shrubs and roses. Enclosed by wooden fencing and stone boundary walls, the garden provides both privacy and charm. To the front, the gravel driveway and block-paved feature offer off-road parking and an appealing approach to the home.

### Garage

To the side of the property is a block of three garages, with the middle garage belonging exclusively to this home. Accessed via an up-and-over door, making it an excellent space for secure parking or additional storage. Whether used for a vehicle, as a workshop, or simply for keeping belongings safe and organised, this garage is a highly practical feature that adds to the property's appeal.

### EPC Rating - D

### Council Tax Band - D

### 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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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

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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.

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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.

### Would you like to arrange a viewing?

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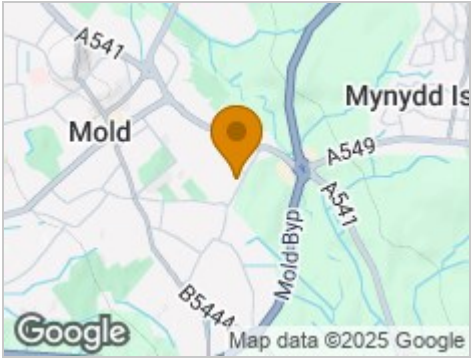
Road Map



Hybrid Map



Terrain Map



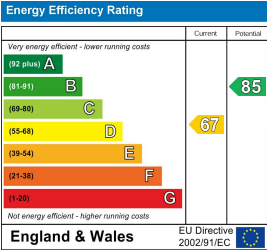
Floor Plan



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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