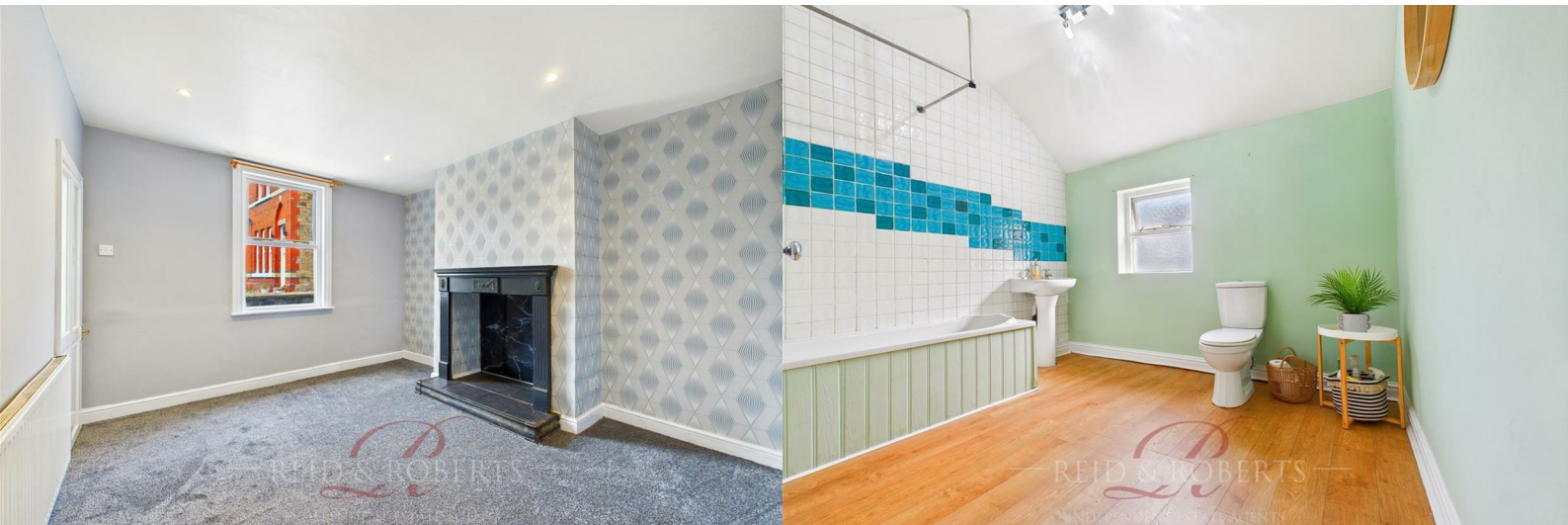




2 Meadow Place

Mold, CH7 1DT

O.I.R.O £160,000



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Accommodation Comprises

The property is accessed via a front door with frosted inset leading to the entrance hallway.

Entrance Hallway

The entrance hallway sets the tone for this well maintained home. Bright and welcoming, it provides access to the lounge and dining room, with stairs rising to the first floor accommodation.

Lounge

A spacious and comfortable living area, the lounge enjoys a wooden double glazed window to the front elevation, allowing natural light to fill the space. Finished with a panel radiator and recessed spotlights, this is a warm and inviting room perfect for relaxing evenings or entertaining guests.

Dining Room

Generous in size, the dining room offers plenty of space for a family table and additional furniture. A wood double glazed front window provides light, while a feature fireplace with tiled hearth and decorative surround creates a charming focal point. The double panel radiator ensures a cosy feel all year round, and recessed spotlights add a modern touch. From here, a door leads directly down to the cellar.

Cellar

Ideal for storage or conversion into a utility space, the cellar is accessed via tiled stairs and benefits from a front facing window, panel radiator, wall light points, and an extractor fan.

Kitchen

Recently updated and designed with both style and practicality in mind, the kitchen is fitted with a range of wall, base, and drawer units topped with attractive wooden work surfaces. Matching splashbacks and tiled surrounds add to the quality finish. The space includes plumbing and

void for appliances, a wall mounted combi boiler, and room for a fridge freezer. A wood double glazed window overlooks the rear yard, and a matching rear door with frosted inset provides direct access outside.

Bedroom One

A bright and spacious double bedroom with a wood double glazed window to the front elevation, this room offers plenty of space for wardrobes and bedroom furniture. Finished with a central ceiling light point and panel radiator, it provides a calm and restful retreat.

Bedroom Two

Another generous room, Bedroom Two benefits from a rear facing wooden double glazed window and an integrated wardrobe/dressing area, offering both functionality and storage.

Bathroom

Larger than average, the family bathroom is fitted with a three piece suite comprising a wooden panelled bath with shower over, a wash hand basin, and a low flush WC. Wood effect laminate flooring, tiled splashbacks, and a frosted wooden double glazed rear window complete the stylish yet practical space.

Exterior

To the rear is a low maintenance yard, ideal for outdoor seating or potted plants, creating a private space to enjoy the sunshine. The property is approached via a shared driveway, providing convenient off road access.

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.

EPC Rating D

Council Tax Band C

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

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



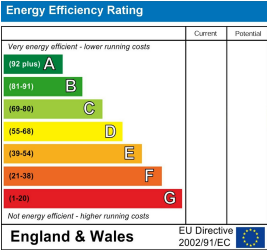
Floor Plan



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



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