



27 Parc Alun

Mold, CH7 1LQ

O.I.R.O £170,000



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Property Description

Reid and Roberts are delighted to present this beautifully presented three-bedroom semi-detached home, occupying a substantial corner plot in the highly sought-after residential area of Parc Alun, Mold. Early viewing is highly recommended to appreciate the space, location, and potential this superb property offers.

Perfect for first-time buyers or young families, this stylish and move-in-ready property offers spacious, well-maintained accommodation throughout, with scope to further enhance or extend (subject to planning).

One of the standout features of this home is its impressive corner plot, offering significantly more outdoor space than typically found in similar properties. The wraparound garden includes a generous lawned area, a patio perfect for outdoor dining and entertaining, and a slate feature space for low-maintenance appeal. Mature shrubs and planting provide both privacy and charm, while the size of the plot offers potential for further landscaping, outbuildings, or future development.

Located in a prime position within walking distance of Mold town centre, this property benefits from having a wealth of local amenities right on the doorstep. These include well-regarded schools, supermarkets, independent shops, cafes, restaurants, and the popular twice-weekly street market. Mold also boasts a vibrant community feel, a renowned theatre (Theatr Clwyd), and excellent road links to Chester, Wrexham, and the wider region.

Internally, the home features a welcoming entrance hallway with useful under-stairs storage. The spacious open-plan lounge and dining area is filled with natural light and opens onto the garden, making it ideal for everyday living and entertaining. The modern kitchen includes quality oak worktops and integrated appliances, leading to a practical utility room with direct garden access.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom.

Accommodation Comprises

A paved pathway leads to a UPVC double-glazed door with matching frosted-glass to the side.

Entrance Hallway

A welcoming entrance hallway with attractive vinyl flooring, a wall-mounted Worcester boiler, double panel radiator, ceiling light point, smoke alarm, and under-stairs storage cupboard. Stairs lead to the first-floor accommodation.

Lounge and Dining Room

The spacious open-plan lounge and dining area is a key feature of the

home, filled with natural light from the large UPVC double-glazed window to the front elevation with top and side openers. The dining area includes a double panel radiator and ceiling light point, leading through to a generous lounge with textured ceiling, inset shelving, and UPVC double-glazed patio doors opening out onto the rear garden. Ideal for entertaining or relaxing with family.

Kitchen

A modern and functional kitchen, fitted with a comprehensive range of wall, base, and drawer units topped with high-quality real oak work surfaces. A large UPVC double-glazed window to the rear elevation provides an open, airy feel and overlooks the garden. Features include an integrated electric oven with four-ring gas hob, stainless steel sink with mixer tap and drainer, vinyl flooring, USB wall sockets, and central ceiling light point. A UPVC frosted-glass door leads into the utility room.

Utility Room

A highly versatile and practical space, this area has been thoughtfully converted using the existing outbuildings, now enhanced with a lean-to roof to create a sheltered utility zone. Featuring durable concrete flooring, wood-panelled walls and ceiling, and a ceiling light point, the space offers direct access to the rear garden. With plumbing in place for a washing machine, room for a tumble dryer, and ample space for a tall freestanding fridge freezer, this area is ideal for day-to-day practicality, additional storage, or future adaptation to suit individual needs.

Stairs From Hallway Rise To

Landing

A bright and spacious landing with UPVC double-glazed window to the side elevation and top opener. The landing provides access to all bedrooms and the family bathroom, along with a built-in airing cupboard offering additional shelving and storage.

Bedroom One

A generously proportioned double bedroom with UPVC double-glazed window to the front elevation, ceiling light point, radiator, textured ceiling, and integrated shelving. A built-in storage cupboard also provides convenient shelving space.

Bedroom Two

Positioned to the rear of the property with views over the garden, this well-sized second bedroom features a UPVC double-glazed window with side opener, ceiling light point, and a built-in cupboard with shelving.

Bedroom Three

A bright single bedroom with UPVC double-glazed window to the front elevation, ceiling light point, over-stairs storage area, and single panel radiator. Ideal as a nursery, guest room, or home office.

Tel: 01352 700070

Bathroom

The bathroom is fitted with a white three-piece suite comprising a panelled bath with mixer tap and showerhead attachment, low-flush WC, and wash hand basin with mixer tap. Finished with partial wall tiling, vinyl flooring, chrome heated towel rail, extractor fan, and two frosted UPVC double-glazed windows to the side elevation.

Garden

Set on a larger-than-average corner plot, the property boasts an expansive and versatile garden, a true standout feature of this home. The outdoor space includes a well-maintained lawn, a paved patio area ideal for outdoor dining and entertaining, and an additional side section perfect for a vegetable garden, currently home to a variety of growing fruits and vegetables. This area also offers a practical spot for a garden shed or additional storage. Mature shrubs and planting provide privacy and a green, tranquil setting, ideal for families or gardening enthusiasts alike.

EPC Rating - TBC

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

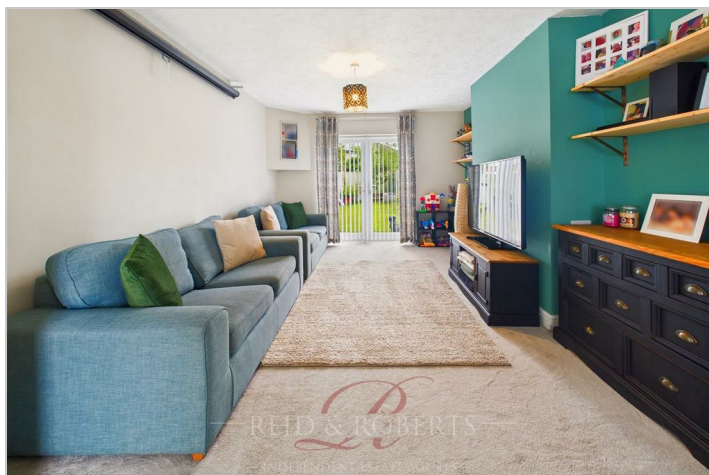
MONDAY - FRIDAY 9.00am - 5.30pm

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



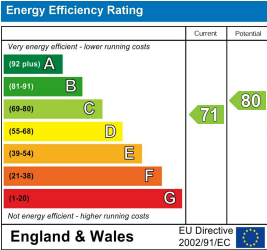
Floor Plan



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



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