



15 Alyn Bank, King Street

Mold, CH7 1LR

£95,000



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Property Description

Reid and Roberts are pleased to welcome to the market this two-bedroom mid-terrace property, perfectly positioned in the heart of Mold town centre. Offered to the market with no onward chain this home presents an exciting opportunity for those looking to step onto the property ladder or for investors seeking a project with excellent potential to modernise and add value.

The accommodation offers deceptively spacious living, with two reception rooms providing versatility for both living and dining, a kitchen with access to the rear, a ground floor bathroom, and two well-proportioned bedrooms to the first floor. High ceilings, exposed beams, wood-effect flooring, and fitted storage bring a sense of character throughout, while the layout offers a solid foundation for sympathetic updating and modernisation.

Externally, the property enjoys a rear courtyard garden with gated access onto a communal pathway, ideal for low-maintenance outdoor space, while to the front there is a shared lawned garden with mature shrubs and trees providing a pleasant outlook.

Situated within walking distance of Mold's thriving town centre, the property benefits from excellent access to a wide range of amenities, including local shops, cafés, schools, supermarkets, and leisure facilities. The popular town also hosts a bustling twice-weekly street market and is well served by road and public transport links to Chester, Wrexham, and the wider region.

This property represents a rare opportunity to acquire a centrally located home at an attractive price point, with scope to transform into a stylish residence or profitable rental investment. Early viewing is highly recommended.

Accommodation Comprises

A shared paved pathway leads to the UPVC door with frosted insets.

Lounge

Located to the front of the property, the lounge features wood-effect laminate flooring, exposed wooden ceiling beams, and a gas fireplace with shelving to the side. The room houses the electric box and meter, while a composite UPVC front door with decorative glass insert and UPVC windows to the front elevation provide natural light.

Dining Room

The second reception room offers flexibility as a dining area or

additional living space. Finished with wood-effect laminate flooring, a central ceiling light point, exposed beams, and a single panel radiator, this room also houses the staircase to the first floor and benefits from an under-stairs storage cupboard.

Kitchen

Positioned at the rear, the kitchen is fitted with a range of base and wall-mounted units with worktop surfaces, and a UPVC window to the side elevation. Offering scope for modernisation, this room provides direct access into a small rear hallway.

Bathroom

The ground floor bathroom comprises a three-piece suite with bath and overhead shower attachment, hand basin, and low-flush W.C. The room includes a single panel radiator, tiled flooring, wood tongue-and-groove ceiling, central ceiling light point, and double UPVC frosted window to the rear elevation. It also houses a meter cupboard and leads into a rear hallway with storage and access to the courtyard.

Stairs Rise to the First Floor Accomodation

Bedroom One

A generous double bedroom located at the front of the property, with built-in wardrobes extending to ceiling height. Featuring wood flooring, high ceilings, a double panel radiator, central ceiling light point, and a UPVC window to the front elevation.

Bedroom Two

Situated at the rear, this bedroom is a small double (or spacious single) with wood flooring, high ceilings, central ceiling light point, single panel radiator, and a UPVC window to the rear elevation. The room also houses the Vaillant EcoTech Pro boiler.

Garden

To the rear is a low-maintenance courtyard with a pergola and gated access onto a communal pathway leading to the road. To the front, a lawned garden with mature shrubs and trees is approached via a pathway leading directly to the property's entrance.

EPC Rating - D

Council Tax Band - B

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.

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.

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



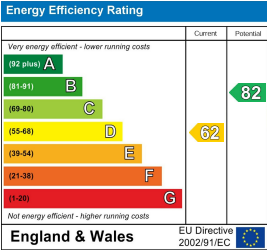
Floor Plan



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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