



17 St Mary's Mews Church Lane

Mold, CH7 1NT

£70,000



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Property Description

Reid & Roberts are pleased to present this well-appointed and spacious one-bedroom first-floor apartment, ideally suited to first-time buyers, investors, or those looking to downsize. This attractive property offers a fantastic combination of light-filled living space, a practical layout, and low-maintenance interiors throughout.

The apartment benefits from a bright and welcoming living room with dual windows, allowing for an abundance of natural light, alongside a well-proportioned double bedroom complete with a modern en suite shower room. The kitchen is thoughtfully arranged with ample storage and workspace, while the entrance hallway provides useful storage solutions.

Further enhancing the appeal, the property features double glazing, electric heating, and a secure intercom entry system, ensuring both comfort and convenience. Situated on the first floor within a well-maintained building, the apartment offers a sense of privacy while remaining easily accessible.

Located within the desirable St Mary's Mews development in Mold, the property enjoys close proximity to local amenities, shops, and transport links, making it an excellent choice for a variety of buyers.

Accommodation Comprises

The property is accessed via a secure communal entrance, leading into a well-maintained communal area with access to the first floor. A wooden door opens into the apartment, providing a welcoming entrance into the private accommodation.

Entrance Hallway

The entrance hallway offers a practical and functional space, featuring a textured ceiling and a built-in cupboard housing the electric fuse box. There is also ample space

for coats and shoe storage, creating a neat and organised first impression.

Bedroom

The double bedroom is positioned to the rear elevation, providing a quiet and comfortable retreat. The room benefits from a double glazed uPVC window, electric heater, and sufficient space for wardrobes and additional furnishings. The layout allows for a bright yet cosy atmosphere.

En Suite Shower Room

Accessed directly from the bedroom, the en suite is fitted with a modern three-piece suite comprising a shower cubicle with electric shower, wash hand basin, and low flush WC. The room features full PVC panelled walls for ease of maintenance, tile-effect laminate flooring, a heated towel rail, extractor fan, and a frosted double glazed uPVC window.

Lounge

The living room is a bright and inviting space, enhanced by two double glazed uPVC windows to the front elevation, allowing for plenty of natural light. The room includes a textured and coved ceiling, central ceiling light point, electric heater, and wood-effect laminate flooring. A wall-mounted intercom system provides secure and convenient access for visitors.

Kitchen

Accessed via a door with glazed inserts from the living room, the kitchen is fitted with a range of base units with complementary work surfaces and splashback tiling. It includes a stainless steel sink unit, space for an electric oven, and plumbing for a washing machine. The kitchen also houses a wall-mounted boiler and benefits from a double glazed uPVC window to the rear elevation, extractor fan, textured ceiling, and tile-effect laminate flooring.

EPC Rating - D

Council Tax Band - B

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

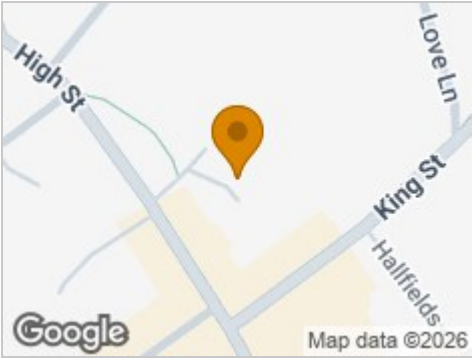
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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



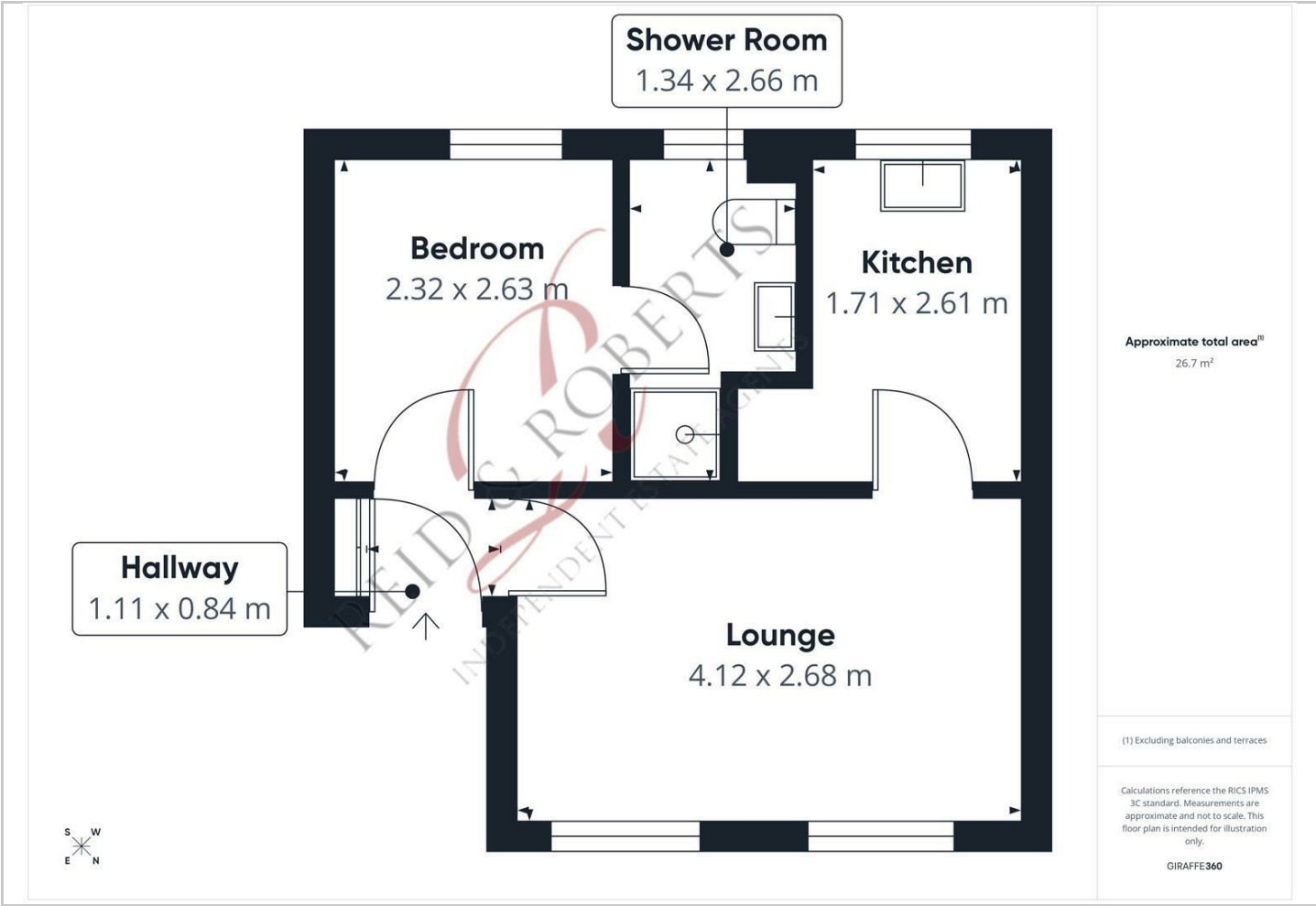
Hybrid Map



Terrain Map



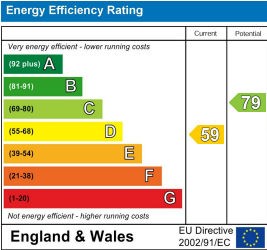
Floor Plan



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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