



## 23 The Firs

Mold, CH7 1JX

£390,000



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## Accommodation Comprises:

A paved pathway leads to the front entrance, framed by neat hedging and mature planting. A UPVC door opens into:

### Entrance Hall

Step through the wood-effect UPVC front door into a welcoming entrance hall, beautifully appointed with decorative tiled flooring, paneled walls to dado height, and a cottage-style iron radiator that immediately sets the tone for the home's refined country charm. The coved ceiling and wall light points add a touch of sophistication, while the space flows effortlessly to the ground floor rooms.

### Downstairs W.C

Elegantly designed with continuation tiled flooring and panelled walls, this stylish cloakroom features a modern integrated sink, a gold mixer tap, and a low-flush WC. A frosted UPVC window allows for natural light while maintaining privacy, complemented by a vertical iron-style radiator and central ceiling light point.

### Lounge

The lounge is a true statement of comfort and style. A large bay window to the front elevation fills the room with natural light, while an impressive gas log-effect burner sits proudly on a tiled hearth with wooden surround, offering the perfect focal point for cosy evenings. With oak parquet-style flooring, coved ceiling, radiators, and a blend of ceiling and wall lighting, this room creates a warm, welcoming atmosphere ideal for relaxation and entertaining alike.

### Dining Room/Snug

Accessed via elegant double doors from the lounge, the snug provides a versatile second reception space. Currently used as a relaxed sitting area, it could easily serve as a formal dining room, home office, or family room. Featuring continuation oak parquet-style flooring, a coved ceiling, central light point, and TV aerial socket, this room also benefits from sliding UPVC doors opening onto the rear garden, seamlessly connecting indoor comfort with outdoor living.

### Kitchen

The heart of the home, this beautifully appointed cottage-style kitchen exudes both charm and practicality. Fitted with a range of bespoke wall and base units complemented by decorative tiled flooring and splashback tiling, it features a composite one and a half bowl sink unit with mixer tap, eye-level oven and grill, space for a freestanding fridge/freezer, and plumbing for a dishwasher. A built-in breakfast bar provides the perfect spot for morning coffee, while panelled walls, a cottage-style iron radiator, and a storage cupboard beneath the stairs add both character and convenience.

### Utility Room

Continuing the same attention to detail, the adjoining utility area

provides excellent functionality with base units, complementary work surfaces, a stainless-steel sink, plumbing for washing machine, and a Worcester boiler neatly concealed within a cupboard. There's also coat storage, tiled flooring, and a central light point, creating a practical and well-organised space that supports everyday living.

### First Floor Accommodation

#### Landing

A galleried landing, reached via a turned staircase, provides an elegant connection to the upper floor. A double-glazed UPVC window to the side floods the area with natural light, complemented by a cottage-style radiator, loft access point, and a built-in storage cupboard with slatted shelving and radiator, ideal for linen storage or as an airing cupboard.

#### Bedroom One

The principal bedroom is an inviting and spacious double, featuring lead-patterned UPVC windows with side and top openers to the front elevation. With textured ceiling, central ceiling light, and radiator, this room offers a peaceful retreat from the day.

#### En-Suite

The en-suite shower room is finished to a high standard, offering a corner shower cubicle with both mains and hand attachments, low flush WC, and washbasin. Laminate flooring, chrome heated towel rail, extractor fan, and a frosted lead-patterned UPVC window complete this bright and refreshing space.

#### Bedroom Two

Another excellent double bedroom overlooking the rear garden, featuring panelled walls, textured ceiling, radiator, and double-glazed UPVC window, a relaxing and restful space for guests or family members.

#### Bedroom Three

A well-proportioned single bedroom with lead-patterned UPVC window to the front elevation, central light point, and radiator, making it perfect as a child's bedroom, nursery, or home office.

#### Bedroom Four

Situated to the rear, this additional single room features panelled walls, single panel radiator, textured ceiling, and UPVC window, making it an ideal study, dressing room, or hobby space.

#### Family Bathroom

The family bathroom has been tastefully designed, featuring a panelled bath, vanity sink unit, and low-flush WC. Finished with decorative tiled flooring, partial wall tiling, extractor fan, shaver socket, and double panel radiator, it provides a serene and stylish space for relaxation.

#### Outside

The home is approached via a tarmac driveway offering off-road

parking for up to three vehicles, extending to the side for additional convenience. A paved pathway leads to the front entrance, framed by neat hedging and mature planting, giving the property an attractive kerb appeal.

To the rear, the garden truly shines, a wonderful extension of the home's living space. A large slate-tiled patio area offers the perfect setting for outdoor dining and summer entertaining, while the generous lawned garden stretches beyond, bordered by mature trees, shrubs, and fencing to ensure privacy. The garden also extends to the side of the home, providing further versatility and potential for landscaping or play areas. A garden shed completes this delightful outdoor haven, ideal for those who love both relaxing and gardening.

**EPC - C**

**Council Tax Band - F**

### Do You Have A Property To Sell?

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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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MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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## Road Map



## Hybrid Map



## Terrain Map



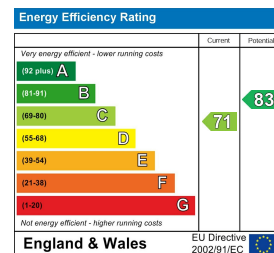
## Floor Plan



## 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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