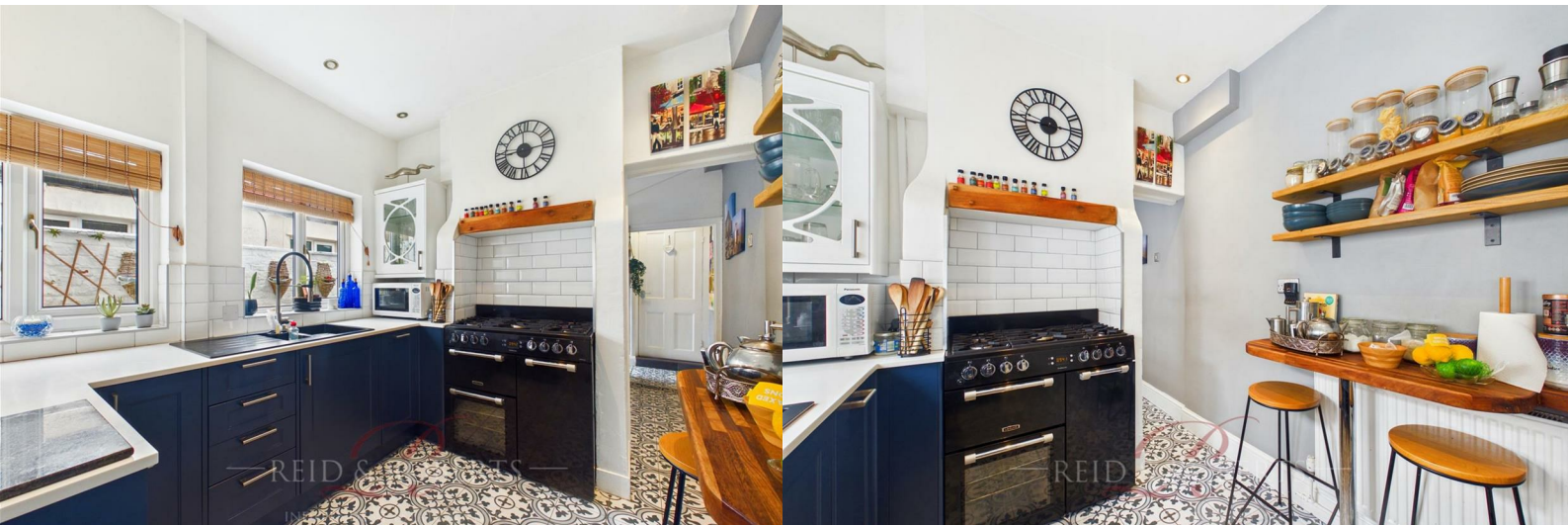




19 Stanley Street

Mold, CH7 1PG

Offers Over £200,000



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Accommodation Comprises

The property is approached directly from the pavement via a uPVC double glazed entrance door, which opens into:

Entrance Porch

A decorative uPVC double glazed entrance door with attractive stained glazed inserts and matching feature window above opens into the welcoming entrance porch. Finished with wood-effect laminate flooring and incorporating the electrical consumer unit and meter, a glazed internal door provides access into the main entrance hallway.

Entrance Hallway

The welcoming hallway immediately sets the tone for the accommodation beyond, featuring contemporary wood-effect flooring, a modern vertical radiator and ceiling lighting, whilst doors lead through to the principal reception rooms.

Lounge

Positioned to the front elevation, the beautifully presented lounge enjoys an abundance of natural light through a double glazed sash-style window. A charming fireplace with decorative timber surround, marble hearth and inset coal-effect fire creates an attractive focal point, whilst high ceilings, contemporary décor and wood-effect flooring combine to create a warm and inviting living space.

Dining Room

A fantastic second reception room, perfectly suited to both everyday family living and entertaining. The room comfortably accommodates a large dining table and centres around an impressive cast iron multi-fuel stove with solid timber mantle and tiled hearth, creating a wonderful focal point. A rear-facing window allows natural light to flood the room, whilst wood-effect flooring continues throughout. Stairs rise to the first floor and a door provides access to the useful cellar.

Cellar

Accessed from the dining room, the cellar provides excellent additional storage with power and lighting, making it ideal for household storage, hobbies or workshop space.

Kitchen

The kitchen has been thoughtfully refitted with an attractive range of high-quality contemporary wall, base and drawer units complemented by granite work surfaces and a composite one-and-a-half bowl sink with mixer tap. A range-style cooker is perfectly positioned within the original chimney recess, creating a striking feature whilst enhancing the property's character. Recessed spotlighting, two side-facing windows and a solid timber breakfast bar with fitted shelving complete this stylish and practical space, ideal for modern living.

Utility Room

Leading directly from the kitchen, the utility room offers an excellent extension of the main living accommodation. Fitted with matching wall and base units finished with granite work surfaces, together with plumbing for a washing machine, the room provides excellent practicality whilst maintaining the same high standard of finish found throughout the home. Decorative tiled flooring, a sloping ceiling and side-facing window complete this versatile room.

Rear Boot Room

Providing access to the rear garden, the rear boot room offers an ideal space for coats, shoes and everyday storage. Finished with decorative tiled flooring beneath a vaulted ceiling, the room enjoys plenty of natural light through the glazed rear door and provides a practical transition between the home and garden.

Ground Floor Shower Room

Beautifully appointed, the contemporary shower room has been fitted with a modern three-piece suite comprising a spacious walk-in double shower enclosure with both rainfall and handheld shower attachments, vanity wash hand basin and low flush WC. Fully tiled walls and flooring create a luxurious finish, complemented by a heated towel radiator and frosted double glazed window.

First Floor Comprises

First Floor Landing

The first floor landing provides access to both double bedrooms, together with a further staircase leading to the converted loft space.

Principal Bedroom

A superbly proportioned principal bedroom enjoying high ceilings and an abundance of natural light from the rear-facing window. The room benefits from a charming decorative cast iron fireplace, useful built-in storage cupboard and ample space for a full range of bedroom furniture, creating an elegant and relaxing principal suite.

En Suite Bathroom

A real standout feature of the property, the generously sized en-suite bathroom has been beautifully designed around a freestanding claw-foot roll-top bath, creating a luxurious space in which to relax and unwind. The suite also incorporates a pedestal wash hand basin, low flush WC, heated towel radiator, recessed ceiling spotlights and a useful built-in cupboard housing the combination boiler. A frosted side window provides natural light whilst maintaining privacy.

Bedroom Two

A generous second double bedroom positioned to the front elevation, benefiting from a large window allowing excellent natural light, decorative cast iron fireplace and a useful built-in storage cupboard. Offering excellent proportions, the room is ideal as a guest bedroom, children's room or additional principal bedroom.

Converted Loft Room

Accessed from the first floor, the loft room provides a useful and versatile additional space, benefiting from a large Velux roof window which enjoys attractive rooftop views across Mold and towards the surrounding countryside. The room also features fitted eaves storage, a radiator and sloping ceilings.

This space offers excellent flexibility for storage, hobbies or other ancillary purposes, subject to a purchaser's own requirements. Please note that this loft room does not have Building Regulations approval for use as habitable accommodation.

Rear Garden

To the rear, the property enjoys a private south facing enclosed garden designed

Tel: 01352 700070

with ease of maintenance in mind. A paved courtyard adjoins the property, providing an ideal space for outdoor seating and entertaining, whilst attractive Brazilian slate patio areas and well-stocked flower borders add colour and character throughout. A useful external power point further enhances the practicality of the space. Gated rear access leads to a detached garage, benefiting from an up-and-over door, power and lighting, providing excellent storage or secure off-road parking.

Garage

20'11" x 9'6" (6.4 x 2.91)

A useful addition to the property with up and over door, light and power.

EPC Rating - D

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

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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

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



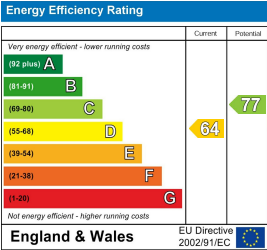
Floor Plan



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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