

**10 Brook Street, Mold, Flintshire, CH7  
1PH**

**£125,000**

 2  1  2  D

**EPC - D55 Council Tax Band - B Tenure - Freehold**



# Brook Street, Mold

## 2 Bedrooms - House - Terraced

This cosy two bedroom mid terraced property provides the ideal purchase for either first time buyers or investors looking too add to their rental portfolio. The property is walking distance away from Mold town centre and in close proximity to the A55 and other motorway network links, being in the ideal location for travelling purposes. The property also benefits from gas central heating and double glazing throughout.

**\*\* DISCLAIMER - PHOTOS WERE OBTAINED 12 MONTHS AGO - THEY DO NOT DEplete THE CURRENT CONDITION OF THE PROPERTY. \*\***

EPC Rating D = 55, Tenure - Freehold, Council Tax Band - B



### Description

In brief, the property comprises: dining room, lounge, galley kitchen, rear hallway, downstairs bathroom and two good sized bedrooms. Outside you will find a courtyard with wooden decking. The property is walking distance away from Mold town centre, also within a proximity of A55 and other motorway network links.

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### Accommodation

Upvc double glazed door with decorative leaded panelling opens into:

### Dining Room

10'2" x 9'5" (3.10 x 2.87)

This welcoming room has a double glazed window to the front elevation, double panelled radiator, cupboard housing the electric meter and fuse box, further cupboard housing the gas meter, power sockets and wooden effect laminate flooring.

Archway opening leads into:

### Lounge

13'1" x 10'1" (3.99 x 3.07)

Cosy lounge has open tread stair case rising to the first floor accommodation, wall mounted heating controls, aerial socket, power points, single panelled radiator and a double glazed window overlooking the rear elevation.

Door with step leads into:

### Galley Kitchen

9'4" x 5'6" (2.84 x 1.68)

Fitted with a range of wall, base and drawer units with a complementary wooden effect roll top surface over, inset composite one and a half bowl sink and drainer unit with mixer tap over, space for gas cooker and hob, space for fridge freezer, void and plumbing for washing machine, splash back tiling, wall mounted heating controls with gas central heating boiler, fitted spotlights and tiled flooring.

Louvre door opening into:



### Rear Hallway

4'11" x 2'11" (1.50 x 0.89)

Built in cupboards for storage space, tiled flooring and fitted cloak hooks.

Upvc double glazed door with frosted panel opens to the side elevation and a further door leads into:

### First Floor Landing

Doors leading into:

### Bedroom One

10'5" x 9'10" (3.18 x 3.00 (3.17 x 2.99))

Double bedroom with a double glazed window to the front elevation, double panelled radiator, aerial socket, power points and wooden effect laminate flooring.

### Bedroom Two

10'4" x 10'3" (3.15 x 3.12)

Another double bedroom with a double glazed window to the rear elevation, double panelled radiator, power sockets and a loft access hatch.

### Outside

The rear of the property is designed with easy maintenance in mind being concrete paved throughout and provides a wooden decked area ideal for outdoor dining or furniture. Fence panelling and built up walls surround the boundaries with a gate leading out to the rear. Access can also be found into the rear hallway.

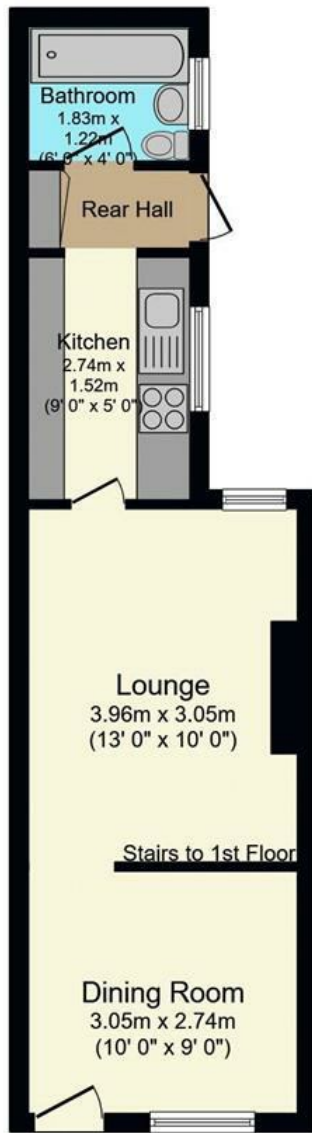
### Location

Situated within the Historic Town of Mold it is within walking distance from local amenities and facilities, to include: shops, supermarkets, restaurants, eateries, hairdressers/barbers, dentists, doctors and so much more! The town also hosts a street market on the high street every Wednesday and Saturday. The property is in close proximity to the A55 and other motorway network links making it ideal for travelling purposes.

### Directions

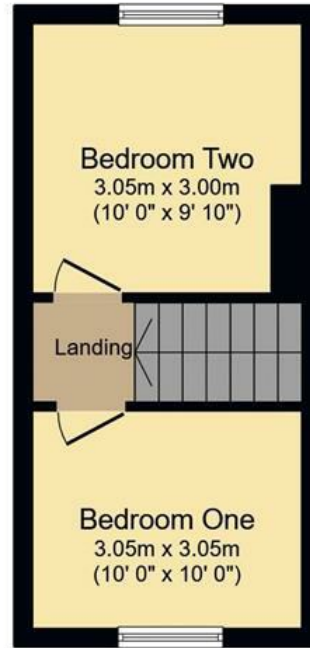
From the Agents Office in Mold continue straight through the traffic lights onto Wrexham Street. Turn right onto Glanrafon Road and continue to the next junction. Take the left hand turn onto Brook Street and the property can be found on the left hand side.

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### Ground Floor

Floor area 30.8 sq.m. (332 sq.ft.) approx



### First Floor

Floor area 20.9 sq.m. (225 sq.ft.) approx

Total floor area 51.7 sq.m. (556 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>55</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.