



3 Marlow Terrace, Mold, CH7 1HH

£295,000

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EPC - D61

Council Tax Band - E

Tenure - Freehold

Marlow Terrace, Mold

3 Bedrooms - House

An elegant period property situated in a very convenient location within easy walking distance of Mold town centre. The property is full of character, appeal and provides spacious living accommodation as well as three double bedrooms, together with extensive gardens with garage and summer house to rear. The accommodation affords canopy entrance porch, hallway, sitting room and dining room with splay bay windows, kitchen/diner, downstairs shower room and garden room First floor landing, three double bedrooms, bathroom, gas central heating, extensive grounds to rear, detached garage and summer house and stone store room.

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Description

A period double fronted stone faced family townhouse located in the centre of the popular market town of Mold and conveniently located to local schools and town facilities. This character property benefits from two reception rooms, three double bedrooms together with extensive gardens with garage and summer house to the rear. The accommodation affords canopy entrance porch, hallway, sitting room and dining room with bay windows, kitchen/ diner , utility room, downstairs shower room and garden room. To the first floor are three double bedrooms and bathroom, gas central heating and extensive grounds.

Porch

Having a pitched roof, quarry tiled flooring, windows to either side with slate sills and part glazed double glazed door leading into :

Entrance Hall

Having doors leading off to all rooms, under-stair storage cupboard, radiator and stairs rising to the first floor.

Sitting Room

11'11" x 15'2"

Having uPVC double glazed bay window, feature marble fire surround and mantle with living flame gas fire sitting on a raised hearth, shelving into the alcove and a radiator.

Dining Room

14'8" x 10'0"

Having beamed ceiling, uPVC double glazed bay window, built-in cupboards into the alcoves and a radiator.

Kitchen

9'11" x 11'10"

Well fitted kitchen with a range of wall, base and drawer units with complimentary work surfaces over, integrated four ring gas hob with extractor over, integrated double eye level electric oven, one and a half bowl sink with mixer tap, wall mounted Worcester boiler, vinyl flooring and a uPVC double glazed picture window with deep sill over looking the rear garden.

Access through an archway into :

Utility Room

12'4" x 5'3"

Having complimentary units with granite effect work surfaces, stainless steel sink with mixer tap, space and plumbing for a washing machine, space for free standing fridge and freezer and uPVC double glazed.

Garden Room

10'8" x 8'2"

With uPVC double glazed double glazed units to two elevations and low level brick walls, feature stone wall and uPVC external door leading to the rear of the property and tiled flooring.



Inner Hallway

With door leading to:

Shower Room

With vinyl flooring, obscured uPVC double glazed window, corner shower unit with glazed doors and electric shower, low level w.c and wall hung sink and radiator.

Bedroom One

12'0 x 11'9

With a uPVC double glazed window overlooking the front of the property, feature high beamed ceiling, radiator and fitted wardrobes.

Bedroom Two

11'11 x 9'4

uPVC double glazed window to the front elevation, double panelled radiator, high beamed ceiling and fitted cupboard and feature cast iron fire surround.

Bedroom Three

12'2 x 11'0

With a uPVC window overlooking the rear elevation, radiator and fitted wardrobes.

Bathroom

9'0" x 7'2"

Having three piece suite comprising of a panelled bath with electric shower over and tiling around the bath, low flush w.c, pedestal wash basin with tiled splash back, double glazed window to the side elevation with tiled sill, built-in airing cupboard housing the hot water tank and additional shelving, chrome ladder style towel rail and linoleum flooring.

Garage

18'1" x 9'4"

Having a pitched roof for extra storage, up and over metal door power and lighting and timber side door giving access to the garden and glazed window.

Summer House

Refitted by the highly regarded Artisan Windows & Conservatories, Denbigh; with quality glazed window and french doors, tiled flooring and power points and glazed window.

Store

Stone and brick outbuilding with timber part glazed door giving access to a spacious store room with two glazed windows and shelving. Also having power and lighting.

Outside

The front offers a brick paved two car parking area and a further brick paved shared driveway to the rear, which has restricted access. The passageway between the houses only has a width of 64 inches in places.

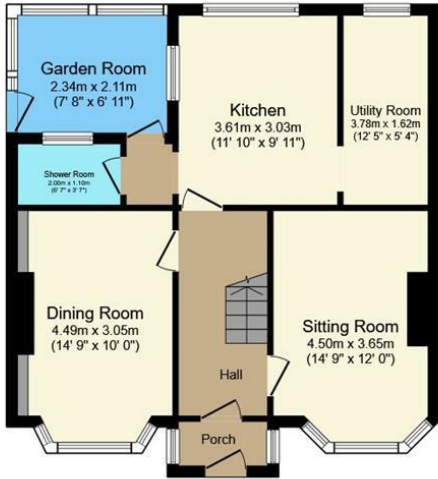
The garden to the front has been designed with easy maintenance in mind and has a raised stone wall with paved area for parking.

The rear garden is enclosed by stone wall with beautifully landscaped rear gardens with a selection of patio areas, lawned areas, well established flower beds, a vegetable plot and some fruit trees.

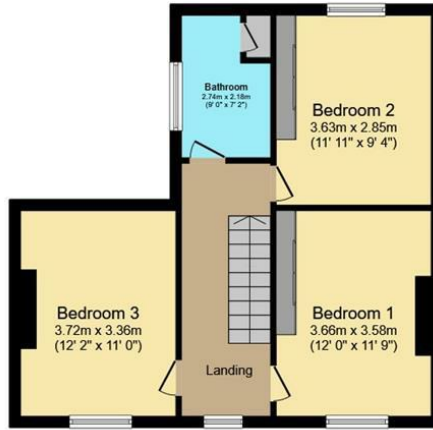
Directions

From the agents Mold office turn left at the traffic lights, proceed down Wrexham Street the property will be found on the left hand side.

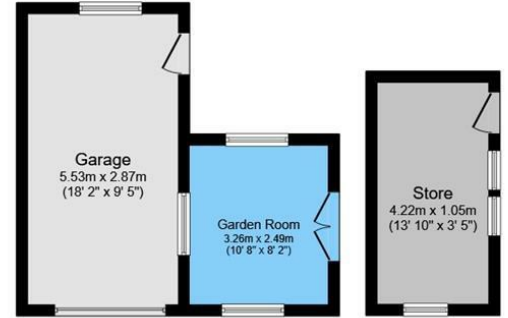




Ground Floor



First Floor



Outbuilding

Total floor area 144.5 m² (1,556 sq.ft.) approx

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.