



williams estates



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6 Water Street, Mold, CH7 1PQ

£135,000

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EPC - D63

Council Tax Band - C

Tenure - Freehold

Water Street, Mold

2 Bedrooms - House

No onward chain - A lovely end of terrace two bed roomed property with lawned garden. Set within easy walking distance into Mold which is located within walking distance of numerous welsh and english medium schools. Excellent transport links via bus and road links to the A55. This property would make an ideal first-time buyer or investors property. The accommodation comprises of a living room, modern kitchen/ diner, ground floor bathroom. To the upper floor the property offers two good sized bedrooms. To the outside we have a small patio area to the rear.

EPC - D63, Council Tax - C, Tenure - Freehold



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.

Accommodation

A uPVC door with glazed panels leads into ;

Living Room

14'9" x 11'2" (4.51 x 3.42)

Entering the spacious living room with laminate flooring, dado rail and wall mounted panelled radiator. The room offers a gas inset living flame fire, with featured fireplace with timber surround, tiled backsplash and tiled hearth. A uPVC double glazed window to the front elevation. Pocket sliding door leads into ;



Kitchen & Dining Area

16'11" x 8'5" (5.17 x 2.58)

Modern kitchen with a range of wall and base units with worktops over, splashbacks and up stands, integrated fridge, integrated freezer, four ring electric hob, electric oven. Wall mounted panel radiator, with grey timber effect laminated flooring. with a door leading into a storage cupboard. Glazed door leading into the inner hall. Dual aspect uPVC double glazed windows to side and rear elevation. A uPVC part double glazed door leading to the rear of the property ;



Ground Floor Bathroom

Accessing via door, the room offers a three piece suite comprising of panelled bath with mixer tap, pedestal washbasin with taps, low level flush W.C. With fully tiled walls with wall mounted panel radiator and laminate flooring. The room offers a large airing cupboard housing the hot water cylinder and slatted shelves. An obscured uPVC double glazed window to the rear provides ample natural light.

Stairs/Landing

Stairs lead to the first floor landing.

Bedroom 1

11'4" x 10'5" (3.46 x 3.18)

A uPVC double glazed window to front elevation, with wall mounted panelled radiator.

Bedroom 2

11'11" x 8'4" (3.65 x 2.56)

A uPVC double glazed window to rear elevation, with wall mounted panelled radiator.

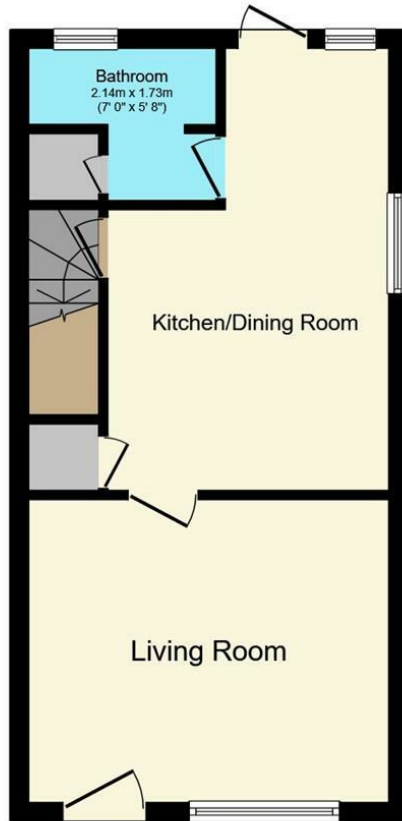
Outside

With lawned garden and small patio area for entertaining or eating alfresco which is fully enclosed with timber fencing with concrete posts. A wooden garden provides access onto the shared alleyway for bin recycling and waste collection. Right of way access for adjoining properties.

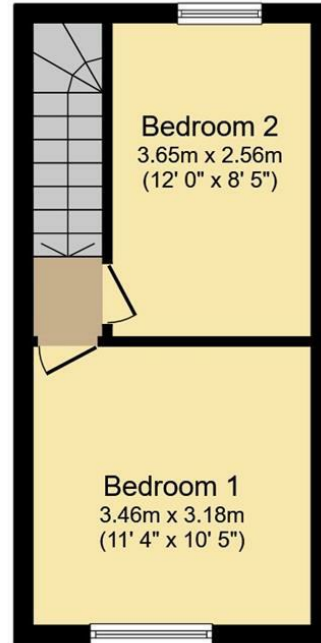
Directions

From the Agents Mold office, turn left out of the office, proceed to the traffic lights and turn left down Wrexham Street, taking the third left into Brook Street, then take the first right onto Water Street, the subject property will be found on the right hand side as seen by the agents board.





Ground Floor



First Floor

Total floor area 56.9 m² (612 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 89 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
EU Directive 2002/91/EC	

England & Wales

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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.