

88/86 Mold Road, Mynydd Isa

Offers over £500,000



- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- TWO BEDROOM SEMI DETACHED HOUSE
- OUTBUILDING AND GARAGE
- PLOT OF LAND TO THE REAR WITH PLANNING CONSENT FOR TWO FURTHER DWELLINGS



## 88/86 Mold Road, Mynydd Isa

**\*THREE BEDROOM SEMI DETACHED HOUSE\* \*TWO DETACHED SEMI HOUSE\* \*PLOT OF LAND TO THE REAR WITH PLANNING FOR TWO FURTHER DWELLINGS\* \*SOUGHT AFTER LOCATION\* \*IDEAL INVESTMENT PURCHASE\* \*VIEWINGS HIGHLY RECOMMENDED\***

Reid & Roberts Estate Agents are delighted to offer This Ideal Investment Purchase offered to the market with a Three Bedroom Semi Detached House, a Two Bedroom Semi Detached and the Plot of Land to the rear with planning consent for two further dwellings as well as being situated within the sought after village location of Mynydd Isa.

Number 88 Mold Road is accessed via a wooden glazed door with step leading into the Spacious Reception Hallway with stairs leading to the first floor accommodation and door leading into the Lounge with Beamed Ceilings and views over the side garden. Door off the lounge leads into the Larger than Average Dining Room with feature stone fireplace with open grate and access into the rear courtyard, step from the dining room leads into the Kitchen/Breakfast Room with house three feature port hole windows as well as a window to the side elevation. To the first floor you will find Two Double Bedrooms, Dressing Room and a Four Piece White Bathroom Suite.

Number 86 Mold Road is accessed via a wooden glazed door opening into the Entrance Hallway with further door into the rear and glazed door leading into the Open Plan Kitchen/Dining Room with an extensive range of units and feature open tread wooden staircase rising to the first floor accommodation. Glazed door from the kitchen leads into the Formal Dining Room with access into the front garden via Georgian style patio door and Walk Way leading into the Dual Aspect Lounge with feature open dual aspect slate fire surround housing a gas living log effect flame fire. A door off the Entrance Hallway leads into the Utility Room having access into the Downstairs WC and housing the Worcester boiler. To the First Floor you will find a spacious Galleried Landing with door into the Master Bedroom with Open Plan Shower Facilities, door off the hallway also lead into Two Further Double Bedrooms and a Family Bathroom.

### Location

Mynydd Isa is a large village, which lies between Mold and Buckley. Mynydd Isa benefits from regular bus services and convenient access to employment opportunities, services and facilities within these two nearby towns. It is well served educationally with two primary schools and a secondary school. Other amenities include a pub, various shops, and the local village centre which houses the library, a pharmacy and a vibrant community café with library. Mynydd Isa is easily accessible to the main motorway networks of the North and North West regions.

### Number 88 Mold Road

#### Accommodation Comprises:

Quarry tiled step leads up to wooden door with glazed panels opening into:

#### Reception Hallway

4.7m x 2.1m (15'5" x 6'11")

Staircase rises to the first floor accommodation with under stairs storage cupboard, further wall mounted cupboard housing the electric fuse box and meter, single panelled radiator with cover over, textured walls and ceiling with fitted smoke alarm, single glazed port hole window overlooking the kitchen and single glazed window overlooking the lounge.

Wooden slatted door with step leads into:

#### Lounge

4.2m x 3.6m (13'9" x 11'10")

Well lit room with double glazed Georgian style window to the side elevation overlooking the side garden, double panelled radiator, fire surround raised upon hearth housing a gas living flame fire, high textured and beamed ceiling, aerial socket and TV plinth.

Wooden slatted door leads into:

#### Dining Room

3.7m x 3.6m (12'2" x 11'10")

Larger than average room with double glazed Georgian style window to the side elevation, double panelled radiator, stone and brick fireplace raised upon stone hearth with open grate, original cupboards to the alcoves, one cupboard housing the Worcester boiler, wall mounted heating controls, textured and beamed ceiling, textured walls, quarry tiled flooring, two single glazed port hole windows overlooking the kitchen and wooden glazed door leads out onto the rear courtyard.

Step up leads into:

#### Kitchen/ Breakfast Room

4.5m x 2.1m (14'9" x 6'11")

Housing a range of wall and base units with complimentary roll top work surfaces over, inset stainless steel sink unit with mixer tap over, space for an electric oven, space for fridge freezer, void and plumbing for washing machine, splash back tiling, larder cupboard, fitted drawers,





# 88/86 Mold Road, Mynydd Isa

tongue and groove ceiling, tiled flooring, single panelled radiator, three single glazed port hole windows, double glazed window to the side elevation, step up leads to a wooden effect laminate floor area where you will find a further single panelled radiator, one fully tiled wall and two fluorescent lights.

## First Floor Accommodation

### Galleried Landing

Spacious landing with partially vaulted textured ceiling and textured walls.

Doors lead off into:

### Bedroom One

4.2m x 3.6m (13'9" x 11'10")

Dual aspect room with double glazed Georgian style windows to the front and side elevations, double panelled radiator, large loft access point and fitted cupboard providing storage space.

### Bedroom Two

3.6m x 3.5m (11'10" x 11'6")

Dual aspect room with double glazed Georgian style windows to the side and rear elevations having views across nearby countryside, double panelled radiator, double cupboard providing storage space and a range of built in wardrobes and overhead cupboard providing hanging rail and fitted shelving.

### Dressing Room

2.4m x 2m (7'10" x 6'7")

Could be ideally used for a third bedroom subject to planning consent with a single glazed window overlooking the landing, single panelled radiator and slightly sloping textured ceiling.

### Bathroom

3.2m x 2.1m (10'6" x 6'11")

Larger than average four white piece suite comprises: fully tiled corner shower cubicle with mixer tap shower over and glass sliding door, panelled bath with taps over, low flush WC, pedestal sink unit, double panelled radiator, fully tiled walls, air vent, partially vaulted ceiling with loft access point, wooden effect laminate flooring and a double glazed frosted window to the side elevation.

## Outside

### To The Front

To the front of the property you will find a single wrought iron gate with steps leading down to paved pathway gaining access into the front entrance and extending round to the side garden which has a mainly laid to lawn garden with mature hedging to the boundaries providing a more private aspect by not being overlooked together with paved patio areas ideal for outdoor dining or furniture.

### To The Rear

To the rear of the property you will find a spacious paved courtyard area providing access into the dining room and into the rear outbuilding, large stone walls to the borders provides a great deal of privacy with wooden panelled gate leading to the rear access door for the garage.

### Outbuilding

4.5m x 1.3m (14'9" x 4'3")

Brick and concrete building with original quarry tiled flooring, slight sloping ceiling and a double glazed Georgian style window to the front elevation.

## Garage

### Number 86 Mold Road

### Accommodation Comprises:

Wooden glazed door with bowed panelling opens into:

### Entrance Hallway

Dual aspect room with further wooden glazed door leading out onto the rear of the property, wall light point, tiled flooring and glazed door leads into the Utility Room.

Glazed door leads into:

### Kitchen/ Dining Room

5.9m x 3.6m (19'4" x 11'10")

Housing an extensive range of wall and base units with complimentary roll top work surfaces over to include a Welsh dresser, fitted drawers and pan drawers, inset one and a half bowl sink and drainer unit with mixer taps over, built in eye level electric oven, electric hob with extractor fan over, splash back tiling, void and plumbing for dishwasher, built in breakfast bar with opening overlooking the dining area, two double panelled radiators, beamed ceiling with smoke alarm and fluorescent light, wooden Georgian style window to the side elevation and White Upvc Georgian style window to the front elevation overlooking the garden.

Feature open tread wooden staircase rises to the first floor accommodation and glazed door leads into:

### Open Plan Dining Room/ Lounge

3.8m x 3.8m by 3.8m x 3.6m (12'6" x 12'6" by 12'6" x 11'10")

Georgian style patio doors with matching side panels to the front elevation opening onto the front garden and letting in an abundance of natural daylight, single panelled radiator, feature central dual aspect open fireplace with slate surrounding, raised upon a stone hearth housing a gas living flame log effect fire with brass canopy over and beamed ceiling.

Opening leads into:

Dual aspect room with two double glazed Georgian style windows to the front and side elevations, double panelled radiator, beamed ceiling and feature dual aspect open fireplace with slate surrounding, raised upon stone hearth and housing a gas living flame log effect fire with brass canopy over.

## First Floor Accommodation

### Galleried Landing

Good sized room with two fitted smoke alarms and a single panelled radiator.

Doors lead off into:

### Open Plan Master Bedroom

5.8m x 2.7m (19'0" x 8'10")

Dual aspect room with two double glazed Georgian style windows to the front and side elevation overlooking the gardens and fields surrounding, walk in cupboard over the stairwell, small loft access point and further built in cupboard providing storage space.

Opens into:















# 88/86 Mold Road, Mynydd Isa

## Open Plan Shower Facilities

1.7m x 1.3m (5'7" x 4'3")

Two piece suite comprising: fully tiled shower cubicle with shower attachment over and glass door surrounding, pedestal sink unit with mixer taps over, shaver socket with courtesy light, fully tiled walls and wooden effect laminate flooring.

## Bedroom Two

4.5m x 3.6m (14'9" x 11'10")

Dual aspect room with two double glazed Georgian style windows to the side and front elevations, double panelled radiator, high ceiling with central extractor ceiling light, loft access point, and double fitted cupboard providing hanging rail and storage space.

## Bedroom Three

3.9m x 2.5m (12'10" x 8'2")

Double glazed Georgian style window to the front elevation overlooking the garden, single panelled radiator and high ceiling.

## Bathroom

2.1m x 1.7m (6'11" x 5'7")

Three piece suite comprises: panelled bath with shower attachment over and glass privacy screen across, pedestal sink unit with taps over, low flush WC, fully tiled walls and a double glazed Georgian style window to the rear elevation.

## Utility Room

3.1m x 2.4m (10'2" x 7'10")

Housing a range of base units with complimentary roll top work surfaces over, inset stainless steel sink unit with tap over, void and plumbing for washing machine, space for further white goods, built in cupboard providing storage space, partially tiled walls, partially panelled walls, wooden effect laminate flooring, wall mounted electric fuse box and the Worcester boiler.

Wooden door leads into:

## Downstairs WC

Low flush WC with hand rail, fully tiled walls, wooden effect laminate flooring and central ceiling light.

## Outside

### To The Front

The property is approached via a single wrought iron gate with step leading down onto a paved pathway providing access into the front entrance of the property and access door into the outhouse. Stone wall with concrete paved steps with handrail leads up to the larger than average laid to lawn garden with stone borders housing mature shrubs, bushes and hedging providing a more private aspect to the front of the property with views over the adjoining countryside to the side, stone wall with fence panelling to all boundaries.

## Outhouse

This outhouse can be found to the left of the back door of the property and houses an redundant oil tank.

## Plot Of Land To The Rear of 88 and 86

Plot of Land which has detailed architecture plans for Two Dwellings. The planning has been granted but we are just awaiting the approval documents.

## Council Tax Band E

## Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the third exit onto Chester Road and continue to the next roundabout where you will take the third exit onto Mold Road. Continue for 0.6 miles and the property can be found on the right hand and can be made by our For Sale board.

## Viewings

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

## To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

## 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.

## Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## 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 Lisa Roberts to visit your property to give you an up to date market valuation FREE of charge with no obligation.

## Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

PLEASE NOTE: WE OFFER APPOINTMENTS 7 DAYS A WEEK

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



FLINT - FFLINT  
Sales Office: 52 Church Street  
Flint, Flintshire CH6 5AE  
Tel: 01352 762300  
Email: flint@reidandroberts.com

FLINT - FFLINT  
Lettings Office: 54 Church Street  
Flint, Flintshire CH6 5AE  
Tel: 01352 763300  
Email: lettings@reidandroberts.com

HOLYWELL - TREFFYNNON  
10 High Street, Holywell, Flintshire CH8 7LH  
Tel: 01352 711170  
Fax: 01352 715680  
Email: holywell@reidandroberts.com

MOLD - YR WYDDGRUG  
4 Chester Street, Mold, Flintshire CH7 1EG  
Tel: 01352 700070  
Fax: 01352 700091  
Email: mold@reidandroberts.com