



9 Water Street Mold, Clwyd CH7 1PQ

How about this completely refurbished double fronted family home with substantial living accommodation, lounge @ almost 24ft x 12ft, kitchen / breakfast room is huge too, three very generous double bedrooms, spacious & stylish bathroom all slap bang in centre of Mold.....then this could be NewHome4U

- HUGE DOUBLE FRONTED FAMILY HOME
- SPACIOUS KITCHEN / DINING ROOM
- LUXURIOUS BATHROOM WITH SEPARATE SHOWER
- FREE & OPEN 7 DAYS a WEEK in-house independent impartial Mortgage Advice just ask for Beth
- CENTRAL LOCATION IN MOLD
- RECENTLY REFURBISHED THROUGHOUT
- PRIVATE EASY TO MAINTAIN REAR GARDEN
- THE LOUNGE IS ALMOST 24ft x 12ft
- ** PRICED TO SELL TODAY **
- WALKING DISTANCE OF SCHOOLS / PUBS / SHOPS

£165,000

Come to our office for FREE Independent MORTGAGE ADVICE OPEN 7 DAYS a WEEK or just email Beth@LoveMortgages.co.uk or even 'call': 01244 90 44 10

Do 'you like' the photos? Well maybe you would like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and that means we're physically in the office 4U today, just so that you can view, "like no other estate agent in Mold"

It's very rare for a home to come on the market at this price, that's this size, that's been completely refurbished inside and to top it off, sits right slap bang in the centre of Mold.....but today is your lucky day, this home has it all: SPACE, RECENTLY REFURBISHED but above all LOCATION!

For those of you who are not familiar with Water Street in Mold, well it's perfect if you don't drive and even better if you have kids that you want to let walk to school...it's literally a couple of minutes walk to the main high street, which bristles with shops, pubs, restaurants, estate agents (we are useful you know), there's a leisure centre a few minutes walk the in the other direction and a very popular school too.

OK, so lets describe No.9 Water Street for you.....

It's a huge double fronted family home that dates back to 1907, I know the exact date because it's stamped on the front of this magnificent home. Now these were the days when builders built solid homes to last, where rooms were rooms, where cloth caps would stay on until the job was finished.....these days were different, just like the homes that were built.....and no.9 is no exception to the rule!

The good thing is, this home has been completely refurbished within the last year, so you have all the trimmings that you get with a property built in the early part of last century but with all the mod cons of a home in the 21st century – best of both worlds really – bit like having a husband who's good with the kids and has a job!

You walk off Water Street and through your front door which is positioned directly in the middle of this beautiful double fronted family home.

Opening the door the first thing you'll notice is, just how new everything is, the smell of fresh is unmistakable! Directly in front of you is a newly carpeted staircase taking you to the first-floor accommodation, either side of you are doors to the ground floor living space....and when I say space, I mean SPACE.....it's huge!

Let's turn to the left and walk into the open plan dining room. It's open to the kitchen at the other end of the room, making this a bright double aspect space. It could easily fit a large table and chairs for you to entertain numerous friends and family who will obviously flock here to be entertained at Christmas, Birthdays and any other function they can possibly think of to pop round and party!

Solid wood effect flooring adorns the two rooms, an exposed brick fireplace with wooden mantel sits patiently waiting for an open fire or solid wood burner to be created in the void, which has been blocked up, but I'm sure with a little help from a professional, could easily become useful again and create an even better ambiance in this spacious room.

The kitchen has been finished off to a good standard with stylish glossy floor and wall mounted storage units, work surfaces cover three walls, creating a breakfast bar at one end, where you could easily fit a couple of stools for the fast food eat that we sometimes need. The surfaces also play host to modern day gadgets and also a place for food preparation.

Next to the back door is a large walk in storage area or useful place for other kitchen items ** there may be a further use for this room **

Walking back through the dining area, across the entrance hallway and into the lounge: Wow, what a room this is, I mean it's almost 24ft x 12ft, a huge open space kept light because of the windows at one end and the patio doors at the other. A fitted log burner sits at one end, which will help keep this room nice and toasty during the winter months – however there are two large radiators in here, depending on how you want to stay warm.

*** please note – this room could be split in two to make another bedroom, study, games room, office or whatever you may need – we would recommend you getting professional advice on how easily this could be done, maybe a doorway from the kitchen – but these are only ideas that we like to offer and as we say, talk to a professional before you buy ***

From the patio doors in the lounge or the single door in the kitchen, you walk out into the very easy to maintain rear garden. I typically associate garden with grass, but not in this case, it's too big to be referred to as a yard and it offers ample space for turf if you really need it – there are plenty of grassy places close by, in case you get grass cravings but can't be bothered to lay any here. It's completely enclosed by fencing, hedges and brick walls,

This is a great place for summer BBQ's and alfresco dining as it sits directly at the back of the most used spaces in the home. If your budget stretches how about a hot tub as this would be one thing that would sit perfectly here? The whole of the outside space is so easy to maintain, a few pot plants and hanging baskets wouldn't go amiss here, just to give some colour and add vibrance to this great outdoor place.

Back indoors and moving to the first floor – again space seems to be the main word up here too!



There are three very generous double bedrooms, you could possibly make an extra room up here by cutting down the size of one (speak to a builder first) but unless you really needed that extra room, I'd leave it as three generous bedrooms, because rooms 'like these' don't come around that often. Bedroom space is something of a luxury thus making this home totally luxurious.

The family bathroom again is a great size, it's been completely refurbished too with floor to ceiling tiles, a vanity wash hand basin with storage units below, the obligatory toilet, a full size bath, separate in-built shower cubicle and a nice warm heated towel rail just to finish this room off – ops almost forgot the frosted window which helps keep the natural light in and prying eyes out!

This whole home has been completely painted throughout in a universal colour, bathroom, kitchen are all new as is the flooring.....it's pretty much ready for you to move into today (or once the solicitors have finished doing what they do and the bank have said yes – with which we can help you with both, just ask us how:)

Useful information:

COUNCIL TAX BAND: amazing band C (Flintshire)

ELECTRIC & GAS BILLS: (to be confirmed)

WATER BILL: (to be confirmed)

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all if you are looking for a completely refurbished spacious and I mean SPACIOUS family home that's central to Mold and all of the great facilities that it has to offer, huge rooms for entertaining friends and family, double bedrooms, a bathroom that most people would kill for (not literally) and best of all is priced to sell.....then hurry, because this really is the NewHome4U

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want - but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

FREE 'Independent MORTGAGE ADVICE' - We OPEN 7 DAYS A WEEK so come to our office for a cup of coffee and chat to Beth from LOVE MORTGAGES or just email Beth@LoveMortgages.co.uk or 'call': 01244 90 44 10

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1. WE GIVE YOU PROFESSIONAL PHOTOS (not me with a camera!)
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK & with the
3. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FREE AERIAL DRONE VIDEO @ NO EXTRA CHARGE (CAA DEPENDENT)
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £45!!!
8. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)

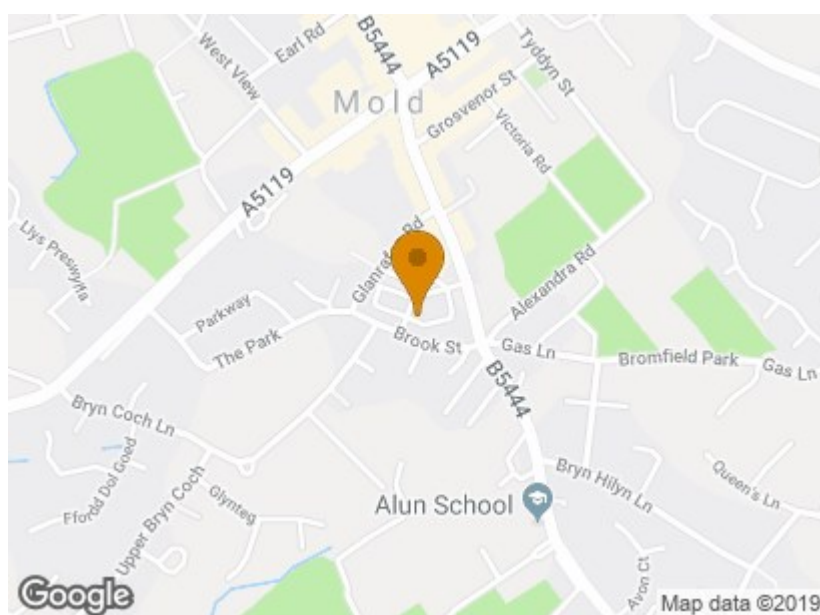
(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		