



1 Gordon Terrace Mold, Flintshire CH7 1LD

Want to live in luxury, don't drive & want to be central in Mold...then check out this home because there is more luxury in here than you have a right to expect, solid wood floors, 2 bathrooms, one straight from Hollywood, 2 double bedrooms, ample parking and a garage.....what an exceptional NewHome4U

- TWO BEDROOMS BUT POSSIBLE TO CONVERT MAIN INTO 2
- LARGE THROUGH LOUNGE/DINING ROOM
- STUNNING FAMILY BATHROOM UPSTAIRS
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- TOWN CENTRE LOCATION
- SPACE FOR 8 SEAT TABLE IN DINING ROOM
- HANDY UTILITY AREA & ANOTHER BATHROOM
- SOLID OAK FLOORS THROUGHOUT
- WELL EQUIPPED FITTED KITCHEN
- LOTS OF PARKING & POSSIBILITY TO EXTEND

Offers in the region of £209,995

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

**** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy ****

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Without sounding too disparaging, the words 'luxury home' are not the first things that spring to mind when thinking of a two bedroom end terrace in Mold but, that would be a BIG mistake.....

The way this home has been equipped and refurbished screams class in every room and its solid wood flooring throughout, its two bathrooms and spacious open plan lounge and dining room demolish our preconceptions. Adding its position into the mix, moments' walk from major supermarkets (& McDonalds dare I say it), the town centre can be hit with a stone (please do not try this!!) so this home makes sense in many ways and the closer you look, the more appealing it becomes.

Sitting on the end of Gordon Terrace, it takes advantage of the small lane to the side by using this as access to the wide gates onto its front facing parking area with space for several vehicles. More usually the domain of a formal garden, this area has been attractively transformed with a mix of practical gravel and decorative block paving, saved from too severe an appearance by various colourful shrubs around the perimeter. To the gable end of the home there is an attached garage with an electric roller shutter door

**** this garage could offer more possibilities if you wanted to extend or build into it for further accommodation - however, we would advise that you will need to talk to your local planning authorities first, before considering this ****

A white semi glazed UPVC front door allows us into a small square lobby with a practical ceramic floor before a prettily glazed solid wood inner door opens into the lounge with its large front facing windows.

These feature beautiful varnished wood casements which match the solid wood floor, something that continues throughout the home. Stunning though all this wood is, the first thing that struck me was the complete lack of noise. Admittedly the home is set back from the road but I still expected to be able to hear the traffic; well, either my ears are going or the double glazing for once lives up to its claims. The focal point of this room is the very unusual wall mounted living flame gas fire that plays flames over artificial logs behind a glass screen. Actually, reading that it sounds ghastly but nothing could be further from the truth.

Moving through a large archway into the dining room we find a huge space with display cabinets and sideboards around the walls while still leaving enough room for a monumental eight seat table and accompanying chairs around which it is quite possible to move without risking jogging the elbows of diners already seated.

Beyond the dining room lies the galley style kitchen. That phrase usually conjures up visions of a narrow, confined space where swinging a cat would be impossible unless said animal had recently undergone corrective surgery. In here, Kitty would be safe from any such indignity, as space abounds and, with easily accessible work surfaces filling either wall is a delightful place in which to work. All the expected equipment is here, before we pass the back door and move into the utility area. This contains the washing machine and tumble drier along with a series of capacious store cupboards, holding all the goodies you can imagine.

Beyond here is the first of the bathrooms, conveniently positioned for use by anyone relaxing or (heaven forbid) working outside, along with the expected residents. In this ceramic floored and fully tiled room is a pedestal hand basin, lavatory and corner mounted shower, the whole being kept snug by the heated towel rail/radiator warmed by the combi boiler.

Outside the back door is an enclosed patio area with a very attractive dark slate floor and featuring LED lights set into it which continue the classy theme of the entire property. At one end of this is another door, this going into the attached garage and a wooden gate accessing the small lane to the side of the home.

Returning to the dining room and climbing the stairs, we find more LED lights set into the risers which are not only very attractive but an excellent safety aid for anyone less steady on their feet. The landing at the top of the stairs carries straight on into the main bathroom which to be honest, is like stepping into another world.

With a practical and charming wood effect vinyl floor covering, this large and fully tiled room features a modern contemporary wall mounted hand basin with a shallow drawer beneath, lavatory and, up a low step onto the large plinth there is a free standing oval bath beside which a floor mounted tap cascades water not only into the bath but also feeds the hand held shower head. Tastefully decorated and with several potted plants giving a tropical vibe this is straight from the pages of a high-end fashion magazine. Did I mention that it was a two bed terrace in Mold? Yes, but what a two bed terrace...

Adjacent to here is the first of the bedrooms which overlook the rear. This is a spacious double room, made all the more so by the one complete wall filled with fitted wardrobes, which negates the need for free standing furniture even though there is ample room for it. The atmosphere of understated luxury continues in the recessed and concealed lighting which maximises the visual impact of the polished wood floors; a feature of this home of which I would never tire.

Last but not least, overlooking the front of the home is the main bedroom – and I thought the previous room was special...



Stretching the full width of the house and with two large windows this is able to contain a king sized bed with twin bedside cabinets and an armchair while still leaving masses of free floor space. This is because no fewer than two full walls of fitted wardrobes line the perimeter and featuring as part of their construction, a huge chest of drawers and a formal dressing table. It is a beautiful room made all the more so by being so incongruous, because it is simply so much more than I expected and that is the theme throughout. This is a home that over-delivers on your expectations everywhere you turn and that is a boast that few can make.

**** Please note - the main bedroom could be split in two to create (yes you guessed it) 2 smaller bedrooms, because there are two separate windows. I've seen it done successfully in other similar houses - but if you can get away with just two beds, I'd leave it)**

Useful information:

COUNCIL TAX BAND: D

ELECTRIC & GAS BILLS: £97 pm (based on present owners usage)

WATER BILL: £43 pm (based on present owners usage)

****PLEASE NOTE**** 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 this is a remarkable home. If space is the ultimate luxury, because there are only two bedrooms you have it in spades but apart from that, it is the sheer quality of everything in the home that impresses. If it looks like wood, that's because it is. All double glazing reduces traffic noise, this all but eliminates it. Everywhere has a bathroom, just not like this one. If a large main bedroom is a plus, this is one you could play badminton in. A home this near to town might have off road parking, this has masses (and a garage). The list goes on but seeing is believing so give us a call, the kettle is on.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, 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!

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ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY??

1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.

2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)

3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)

4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE

5. FEATURED PROPERTY @ NO EXTRA CHARGE

6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE

7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £45!!!

(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 ??)

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

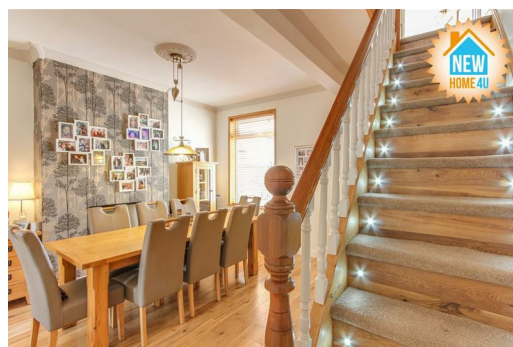
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, 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.

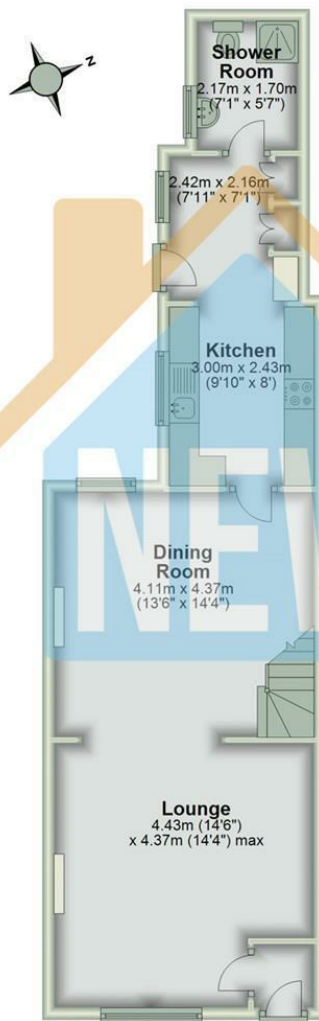
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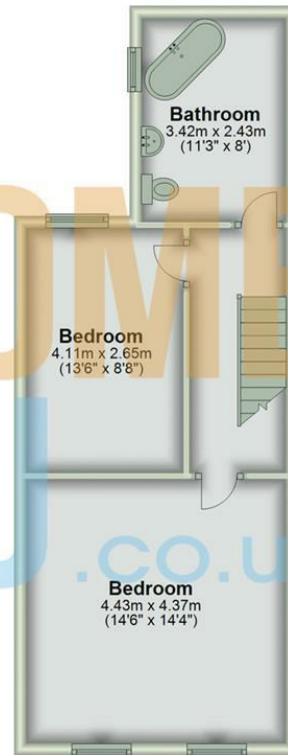
Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)

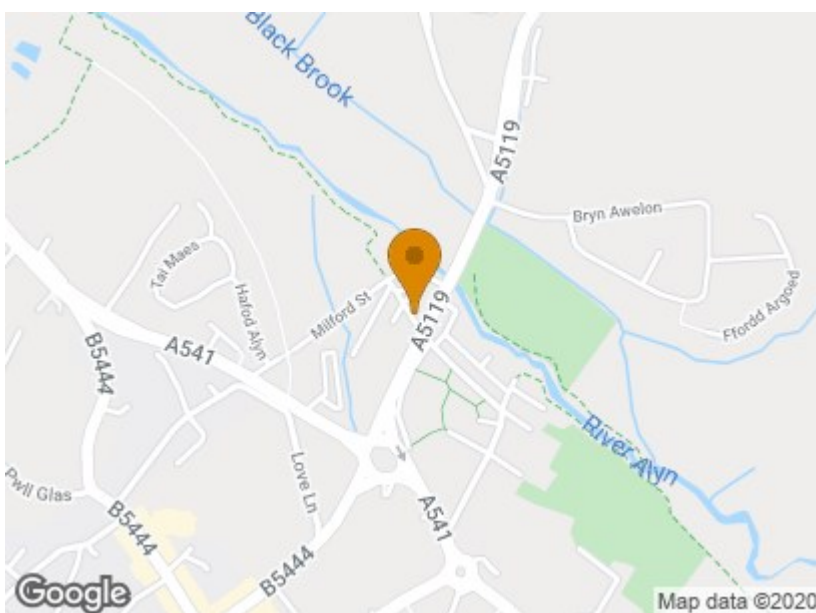


First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 sq. feet)



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	