



7 Ddol Awel Mold, Flintshire CH7 1TU

If you are looking for a well-priced project then check out this 3 bed semi detached in a desirable part of Mold which, with some effort and not much expense could become something rather special; property like this in this area rarely comes to the open market.....this really is a tremendous Newhome4U

- THREE BEDROOM SEMI DETACHED
- THOUGH LOUNGE / DINING ROOM
- GOOD SIZED BEDROOMS
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- *** RECENTLY REDUCED IN PRICE ***
- *** CHAIN FREE ***
- LARGE DETACHED GARAGE

Offers in excess of £150,000

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".

With homes in and around Mold selling at their current rate it is becoming harder to find something needing a little upgrading as a good starting point for any first time buyers. Most of the homes coming on to the market have already been the subject of schemes of modernisation, making them too expensive for many home buying virgins; so this one is a bit of a find. It does need some TLC but when completed could become a splendid family home or an ideal rental proposition for any shrewd would-be landlord.

At the end of a short cul-de-sac of similar homes off Parc Hendy and thus saved from the disadvantage of passing traffic we find number 7. The right hand portion of a pair of semis, there is a drive of fresh tarmac providing parking for at least two vehicles which terminates at a wooden fence with a pedestrian gate set into it. Beyond the fence is a further enclosed space in front of the wider than standard detached garage. The decision to separate the garage from the driveway indicates that it was thought of more as a workshop and storage facility but should you need to keep your pride and joy under cover, that could always be remedied.

Beside the drive there is a triangular garden laid to decorative gravel and with various colourful plants and shrubs breaking up the uniformity. The front door is a standard white UPVC item with an additional frosted panel alongside it for extra light in the hall. Entering this and stepping inside there is a square hall with the stairs rising in front of us and a corridor beside the stairs with a practical wood patterned vinyl floor covering leading to the kitchen and lounge.

Entering the lounge we find a large through room that has been opened up from the original two room format, leaving a large space that runs the full depth of the home. It is kept bright by the large front facing picture window and cosy by the Baxi style gas fire which also doubles as the central heating boiler. This is set in a raw brick feature fireplace, reminiscent in style of the early 1970s but should you find this offensive, its removal is a simple matter. Moving towards the rear, the dining room space is big enough to accept a sensible sized suite of table and chairs without feeling cramped, while the rear wall is taken up with a set of French doors opening onto the rear garden.

Laid out with the intention of minimising the work needed to keep it neat and tidy, being largely decorative gravel with various shrubs dotted around for colour and to break things up, this has been somewhat neglected but is nothing that a couple of sweaty afternoons would not address. A simple tidy up would make it a very pleasant and relaxing space to enjoy with the family.

Passing through the back door into the kitchen we find a compact but efficient room with units to three sides, space for a tall fridge/freezer, gas cooker and plumbing to the washing machine. If I am honest, these units could do with replacing but if cost is an issue and you are prepared to fit them yourself, the likes of B&Q can supply something for most pockets.

Climbing the stairs to the landing we come face to face with another throwback from the '70s in the form of the lavatory. This is in a small room of its own separate from the bathroom and was a common feature of homes from this era which has more recently fallen from favour. A good thing or not? You decide, but it is only one wall away from the bathroom and this could easily be removed...

As I mentioned, adjacent to this is the bathroom itself or to be strictly accurate, the shower room. In here there is a pedestal hand basin and a fully tiled corner mounted shower cubicle with an electric shower fitted. Appearing initially a little stark, after a second or two you realise that this is all that is needed and the room becomes a case of 'less is more'.

Beside here and also overlooking the rear garden is the first of the double bedrooms. This is a good sized space kept pleasantly bright by the large window and which would be well able to accommodate all the furniture necessary and do so without compromise.

Moving towards the front of the home we come to the smallest of the bedrooms. In common with most of the smallest rooms in homes of this type this is strictly a single room, with a section of the floor space being lost to the rise of the stair well. In here this has been covered over and boxed in, making it possible to construct a cabin bed above it, making additional furniture a possibility and adding to the flexibility of the space.

Beside here is the main bedroom. This is slightly larger than its counterpart to the rear, making it a comfortable space although one which, with the exception of the pleasing view up the cul-de-sac is otherwise unremarkable. It does what it says on the tin.



Useful information:

COUNCIL TAX BAND: C (flintshire)
ELECTRIC & GAS BILLS: TBC
WATER BILL: TBC

****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 an excellent starting point for someone looking to put their own stamp on a home, without spending a fortune. Fundamentally sound, it requires a level of refurbishment that would not frighten a reasonably competent DIYer or alternatively, may entice a busy landlord looking to extend his portfolio but who is unwilling to invest the time and resources necessary for a more extravagant scheme of works. Either way its ace in the hole is the location, in one of Mold most popular residential areas and you know what they say about location...

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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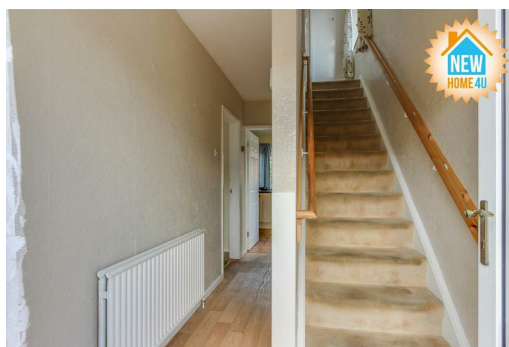
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1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
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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 ??)

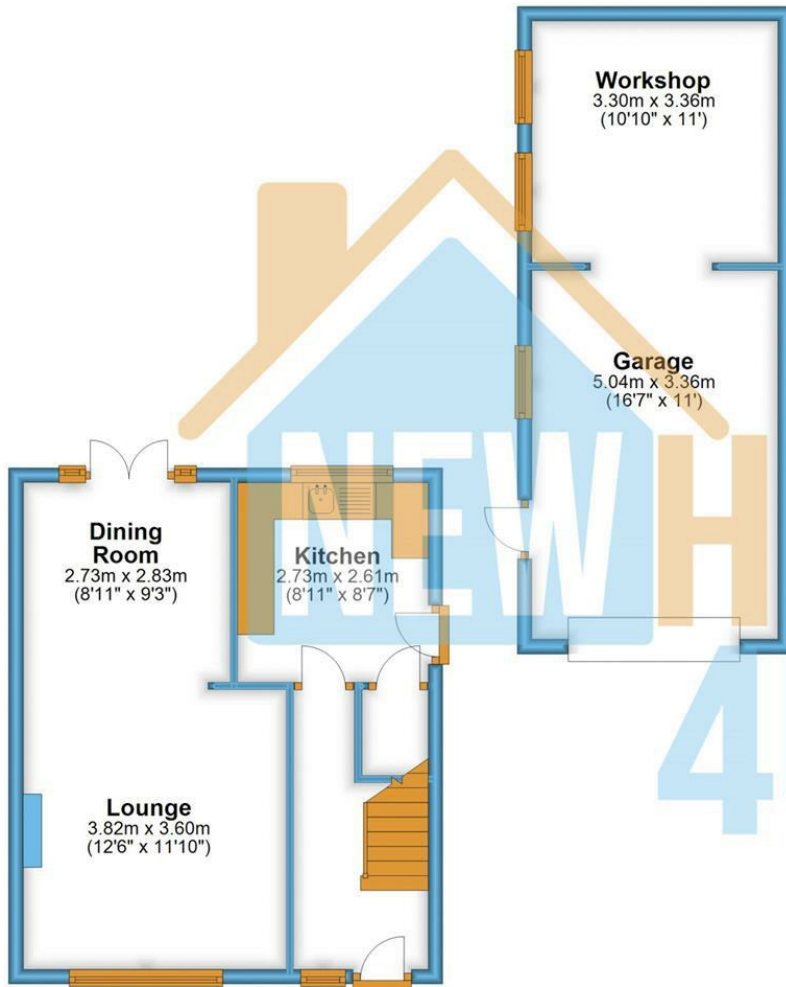
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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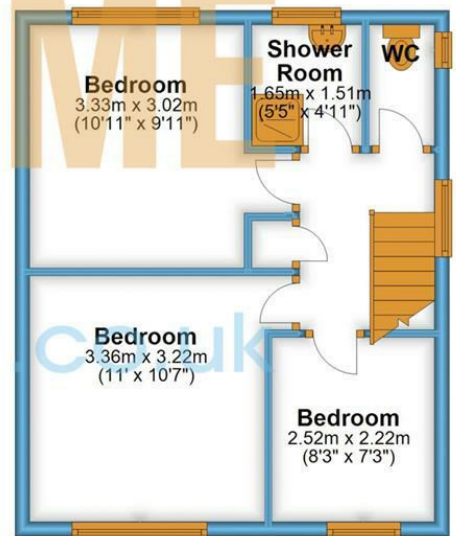
Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)

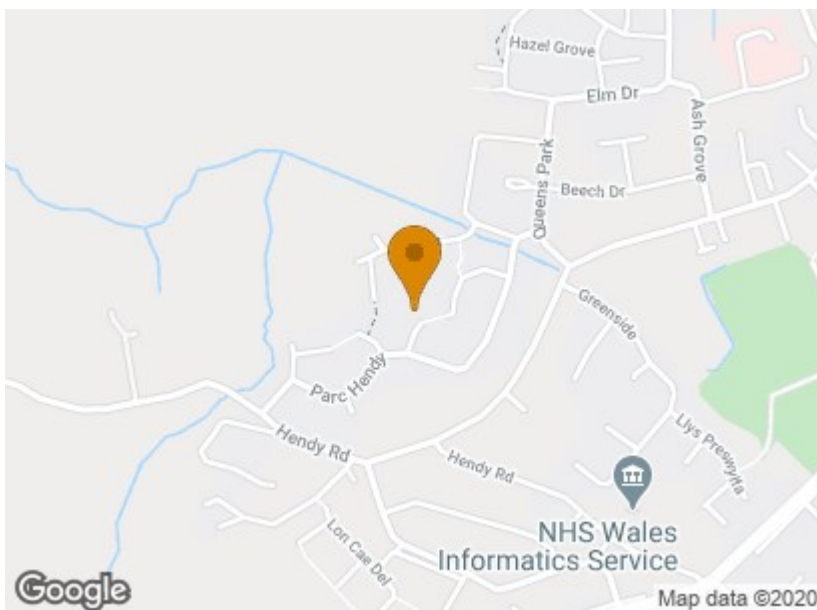


First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 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	

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