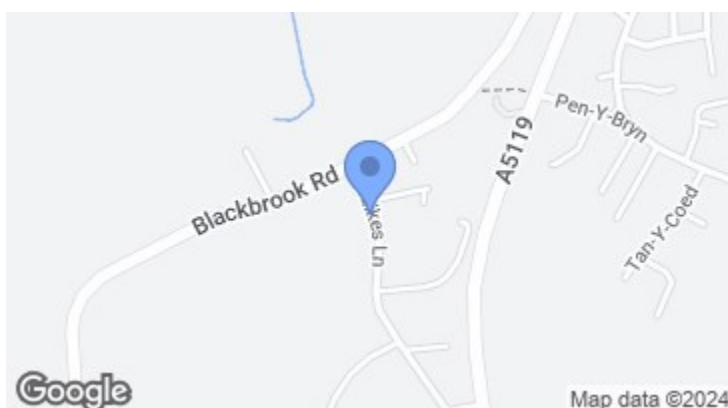




GROSS INTERNAL AREA
FLOOR 1: 747 sq. ft, FLOOR 2: 697 sq. ft
EXCLUDED AREAS: - PORCH: 34 sq. ft
TOTAL: 1443 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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	
63	78
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-91) B	
(49-80) C	
(35-68) D	
(21-54) E	
(11-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Woodville Raikes Lane

Sychdyn, Mold, Flintshire,
CH7 6LR

Price
£395,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



*THREE BEDROOM DETACHED HOUSE IN FAVOURED AREA OF SYCHDYN *LARGE ESTABLISHED GARDEN - APPROX 0.15 ACRE *SCOPE TO MODERNISE *TWO RECEPTION ROOMS

Standing in large mature gardens, in this highly regarded area of Sychdyn, an extended three bedroom detached house with two reception rooms and detached garage. Occupying an enviable position along this noted minor road, near to open countryside, yet within 1.5 miles of Mold town centre. The property has been extended to the rear and affords spacious three bedroom accommodation with scope for a programme of modernisation and updating to individual requirements and possible further extension, subject to planning approval. The accommodation, with gas fired central heating and double glazing, in brief comprises: out-built front entrance porch, reception hall, spacious lounge, sitting room, kitchen/breakfast room, utility room with adjoining cloakroom/wc, first floor landing, three good sized bedrooms and family bathroom with four piece suite. Driveway parking, detached garage and a long rectangular shaped rear garden with patio and greenhouse.

LOCATION



Raikes Lane is a noted residential area on the outskirts of Sychdyn comprising mainly of large individual homes, yet is within a short walk of the village centre, which provides a local shop serving daily needs, bowling green, a popular inn and primary school. The noted Theatr Clwyd complex and Glasfryn restaurant are also close by, whilst Mold town centre provides a comprehensive range of shopping facilities catering for most daily needs. Although semi-rurally situated, the area is within a few minutes' drive of the A55 Expressway at Northop enabling excellent access along the North Wales coast to Chester (12.5 miles) and motorway network beyond. Both Manchester and Liverpool International Airports are usually within an hours' drive.

THE ACCOMMODATION COMPRISES:

Part glazed wood panelled front door (new door to be fitted prior to completion of sale) to:

ENTRANCE PORCH

With UPVC double glazed windows, tiled floor and full length and glazed panelled inner door to:

RECEPTION HALL

1.63m x 2.87m (5'4" x 9'5")

Spindled staircase to the first floor, telephone point and radiator.

LOUNGE

3.66m x 6.22m (12'0" x 20'5")



A spacious and well lit room with double glazed window to the front and UPVC double glazed patio door overlooking the rear garden. Quartz stone style fireplace and hearth with open fire grate. TV aerial point and two double panelled radiators.



KITCHEN

5.46m x 3.58m (17'11" x 11'9")



A good sized kitchen fitted with a range of oak fronted base and wall units with marble effect worktops incorporating breakfast bar, inset sink unit with mixer tap and tiled splashback. Space for electric cooker, fitted cooker hood and integrated fridge. Glazed display cabinets, tiled floor, double panelled radiator and double glazed window overlooking the garden.



SITTING ROOM

3.63m x 3.81m (11'11" x 12'6")



Double glazed window to the front, pine fireplace surround with marble inset and hearth and coal effect gas fire (presently disconnected). Wood effect wall panelling to part, tv aerial point, double panelled radiator and internal door leading back to the reception hall.



UTILITY ROOM

1.96m x 2.72m (6'5" x 8'11")

Fitted worktop with void and plumbing beneath for washing machine, space for tumble dryer, double glazed window with frosted glass, tiled floor, radiator and UPVC double glazed exterior door.

CLOAKROOM / WC

1.91m x 0.84m (6'3" x 2'9")

Comprising low flush wc and pedestal wash basin. Half tiled walls, tiled floor and double glazed window with frosted glass.

FIRST FLOOR LANDING



Double glazed window to the front, double panelled radiator and loft access.

BEDROOM ONE

4.93m x 3.58m (16'2" x 11'8")



A spacious room with double glazed window to the rear with pleasing views overlooking the garden. Large fitted wardrobe unit with mirror sliding door extending the full length of one wall and double panelled radiator.

OUTSIDE

The property is approached via a splayed entrance with brick walling and metal gates leading to a tarmac drive, which extends to the side of the property with partially restricted access to the garage to the rear.

FRONT GARDEN



Front lawned garden with brick edging, raised flower beds and borders, and mature hedging to the boundaries. Outside light. A gated access from the drive leads through to the rear garden.

REAR GARDEN



A particular feature is the large established rear garden with large lawn, paved patio area and raised borders. There is also a large timber framed greenhouse with potting shed. A second patio is located to the bottom left hand corner of the garden.



DETACHED GARAGE

With up and over door, power and light installed and single glazed window.

TENURE

Understood to be Freehold, subject to verification.

COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit and then take the second left handed turning signposted for Theatr Clwyd. Follow the road up the hill, passing the County Offices and Law Courts, and thereafter onto the country lane until reaching the outskirts of Sychdyn. Follow the road to almost its furthest point, whereupon the property will be found set back on the right hand side, denoted by the road name 'Woodville Gardens'.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Amended JF