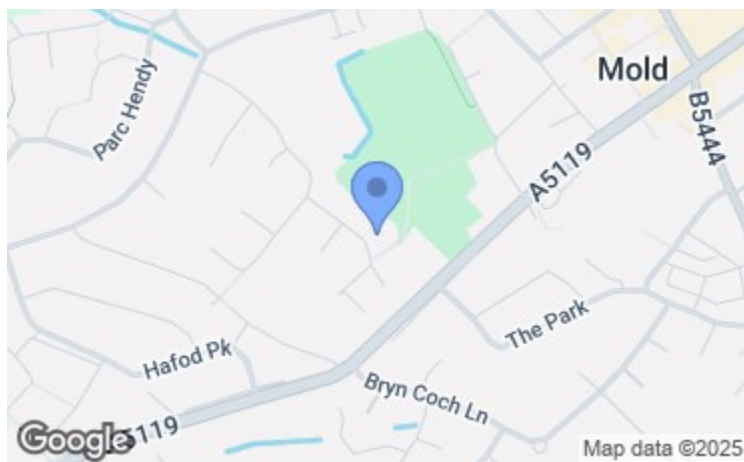


GROSS INTERNAL AREA
FLOOR 1: 1006 sq.ft, FLOOR 2: 722 sq.ft
TOTAL: 1728 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
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

Cavendish

ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



5 Llys Preswylfa
Mold, Flintshire
CH71UP
Price
£365,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE WITH GARAGE, forming part of this popular and conveniently situated development within half a mile from Mold town centre. Standing in well maintained gardens bordering onto the town park and within walking distance of the town centre, local schools and amenities. The property provides a particularly spacious and versatile ground floor living area with three separate reception rooms as well as a sizeable kitchen/breakfast room. Benefiting from a gas fired central heating system and double glazing the accommodation in brief comprises: reception hall, cloakroom/WC, lounge, dining room, family room, kitchen/breakfast room, utility room, first floor landing, four bedrooms (one with shower) and family bathroom with four piece suite. Brick paved drive, single garage and private rear garden. No onward chain.

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.



LOCATION

The sale affords an increasingly rare opportunity to acquire a spacious four bedroom detached house located in this noted residential development, within walking distance of the town centre and town park. Mold town centre provides a comprehensive range of shops serving daily needs, major Banks, Post Office and Public Library. The town also has a popular twice weekly street market and several popular eating establishments and regional arts centre and production theatre, Theatr Clwyd. The A494 is within a short drive enabling ease of access to the A55 Expressway, Chester, Wrexham and motorway network beyond.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Recessed front entrance with double glazed hardwood panelled front door with matching full length panels to either side leading to spacious reception hall.

RECEPTION HALL

4.78m x 2.64m (15'8" x 8'8")



Staircase to the first floor, laminate wood effect flooring, double panelled radiator, built in cloaks cupboard with hanging rails and shelving.

CLOAKROOM/WC

2.13m x 1.22m (7' x 4')

Comprising low flush WC and pedestal wash basin. Half tiled walls, laminate tile effect flooring, chrome towel radiator and double glazed window with frosted glass.

LIVING ROOM

3.35m x 6.43m (11' x 21'1")



A dual aspect room with double glazed window to the front, patio door to the rear overlooking the garden and feature slate fireplace and hearth with coal effect gas fire. Laminate flooring, TV aerial point and double and single panelled radiators.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

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.

DW/PMW

Amended ALW

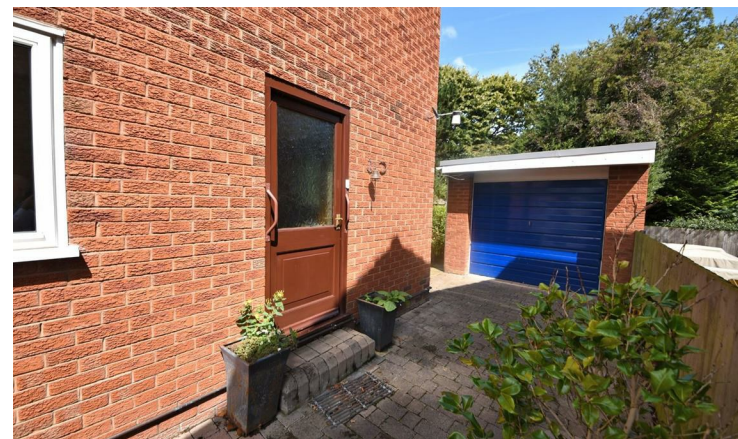
laminated tile effect flooring, towel radiator and double glazed window.

REAR GARDEN



To the rear is a pleasant private enclosed lawned garden which borders onto the town park and includes a stone patio areas, established hedging, outside light and tap.

GARAGE



A single brick built garage with up and over door, double glazed window and light installed.

DIRECTIONS

From the agent's Mold office proceed up the High Street and straight on at the traffic lights and then take the left handed turning opposite the church onto Clayton Road. Follow the road down the hill and then turn left after the primary school onto Greenside. Proceed into the development and bear left onto Llys Preswylfa whereupon the property will be found after a short distance on the left hand side.

OUTSIDE



Brick paved drive to the front which extends to the side of the property to the garage located at the rear of the plot. Please note the side driveway is narrow with restricted vehicular access to the garage.

FRONT GARDEN



Well maintained front lawned garden area with established tree to the centre, various established bushes and stone pathway leading to the front door. Outside light and power point.

KITCHEN/BREAKFAST ROOM

3.81m x 5.13m (12'6" x 16'10")



A good sized kitchen fitted with a range of oak fronted base and wall units with contrasting worktops, inset sink unit with preparation bowl and mixer tap, and tiled splashback. Fitted appliances comprising four gas burner hob, electric double oven and cooker hood. Plumbing for dishwasher, space for fridge, glazed display cabinet, double glazed windows to side and rear elevations overlooking the garden, tiled floor and double panelled radiator.



DINING ROOM

3.10m x 3.68m (10'2" x 12'1")



Double glazed window overlooking the rear garden and radiator.

FAMILY ROOM

5.00m x 3.35m (16'5" x 11')



A versatile room with double glazed window to the front, laminated flooring, wall light point and double panelled radiator.

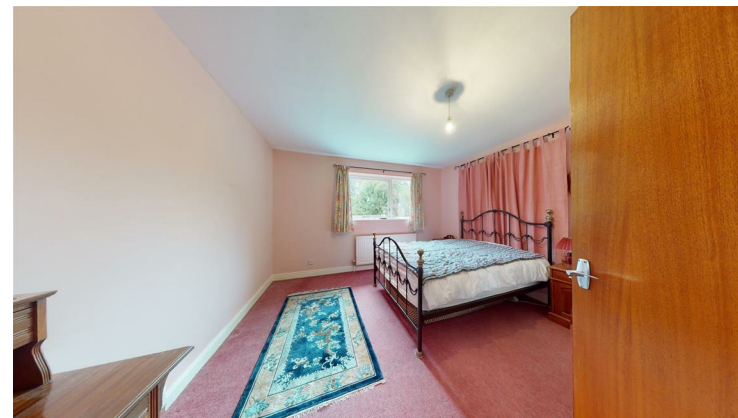


FIRST FLOOR LANDING
5.66m x 2.67m (18'7" x 8'9")



Spacious landing with double glazed window to the front with pleasing aspect, loft access and airing cupboard with hot water cylinder tank.

BEDROOM ONE
3.78m x 3.66m (12'5" x 12')



Double glazed window overlooking the rear garden, shower cubicle with electric shower, pedestal wash basin and radiator.



BEDROOM TWO
3.10m x 3.66m (10'2" x 12')



Double glazed window to the rear and radiator.

BEDROOM THREE
3.35m x 3.66m max (11' x 12' max)



A double sized room with double glazed window to the rear, fitted wardrobe units and radiator.

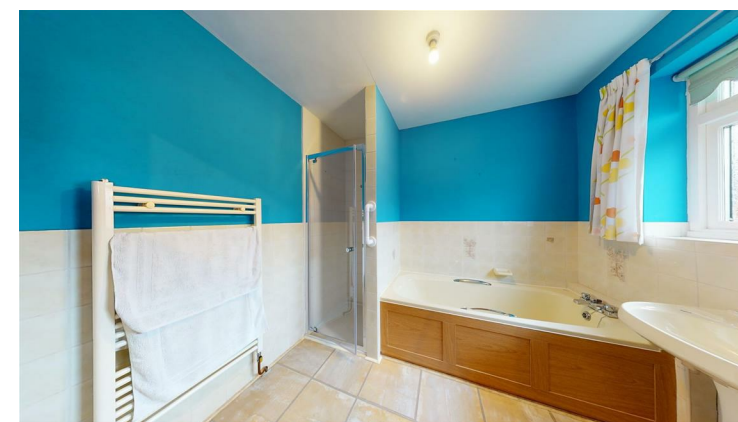


BEDROOM FOUR
3.35m x 2.67m (11' x 8'9")



Double glazed window to the front and radiator.

FAMILY BATHROOM
2.08m x 2.67m (6'10" x 8'9")



Fitted with a four piece suite comprising panelled bath, shower cubicle with glazed screen and mains shower valve, pedestal wash basin and low flush WC. Part tiled walls,

UTILITY ROOM
2.97m x 1.52m (9'9" x 5')



Fitted worktop with inset sink unit and base cupboard beneath, further double base cupboard, plumbing for washing machine, wall mounted gas fired central heating boiler, shelving, loft access and double glazed window.