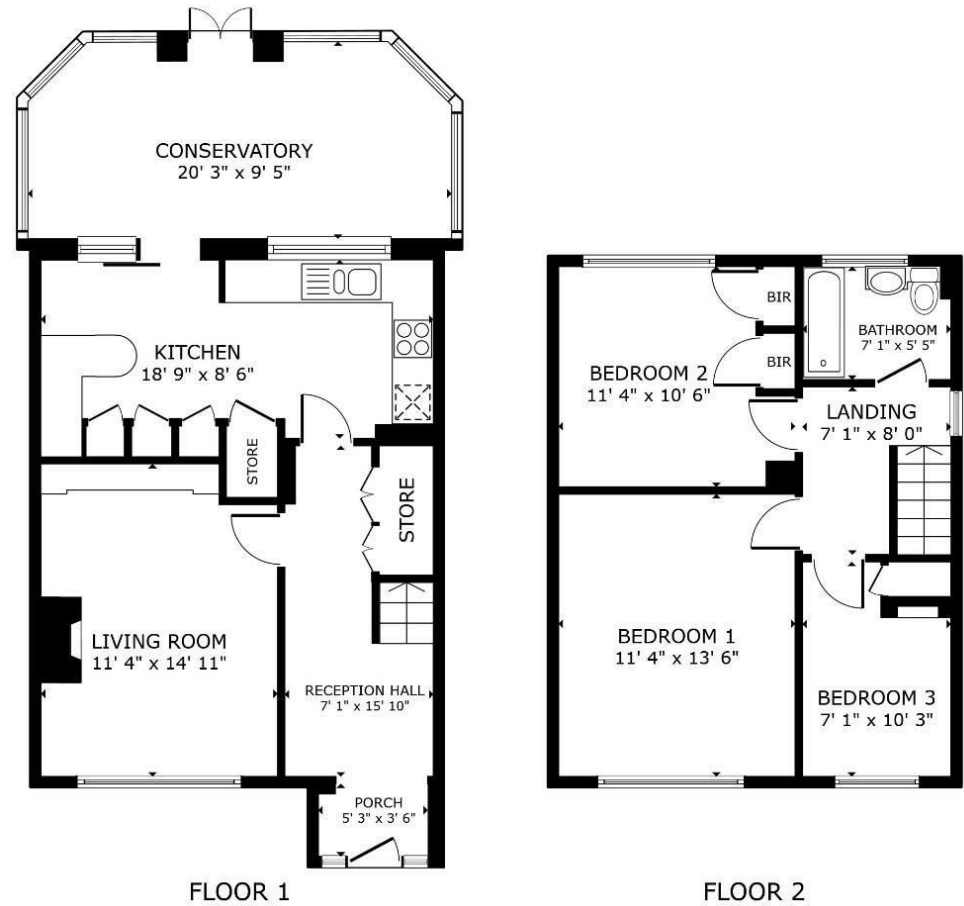


12 Church Meadow, Rhydymwyn, Mold, Flintshire, CH7 5HX



GROSS INTERNAL AREA
FLOOR 1 685 sq.ft. FLOOR 2 457 sq.ft.
TOTAL : 1,142 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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	
	77
	47
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(39-48) D	
(29-38) E	
(17-28) F	
(1-16) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



12 Church Meadow
Rhydymwyn, Mold, Flintshire,
CH7 5HX

Price
£280,000

AN IMMACULATELY APPOINTED THREE BEDROOM LINK DETACHED HOUSE WITH CONSERVATORY AND GARAGE, standing within attractive gardens to the centre of this popular village community some 2.5 miles from Mold. Affording well presented family sized accommodation, comprising lounge with multi fuel stove and range of custom made cabinets and bookcase, kitchen/breakfast room with oak units and integrated appliances, spacious conservatory combing seating and dining areas, first floor landing, three bedrooms (two double sized) and modern bathroom with three piece suite and shower. Driveway parking, attached garage and enclosed rear lawned garden with deep and particularly well stocked shrubbery borders, garden arbour and timber decked patio area.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk

LOCATION

The property is located within this established residential estate of similar properties to the centre of Rhydymwyn village which has a local garage and shop serving daily needs. The village is conveniently placed on the A541 Denbigh road some two and a half miles from Mold and is surrounded by beautiful rolling countryside with country walks alongside the River Alyn and Nature Reserve nearby. Mold provides a comprehensive range of shopping facilities catering for most daily needs, major banks, public library and schools for all ages.

THE ACCOMMODATION COMPRISES

Double glazed panelled front door with matching side screens to porch.

PORCH

1.60m x 1.07m (5'3" x 3'6")

Opening to:

RECEPTION HALL

2.16m x 4.83m (7'1" x 15'10")



White spindled staircase to first floor, deep storage cupboard beneath, light wood effect vinyl plank flooring, telephone point and radiator.

LIVING ROOM

3.45m x 4.55m (11'4" x 14'11")

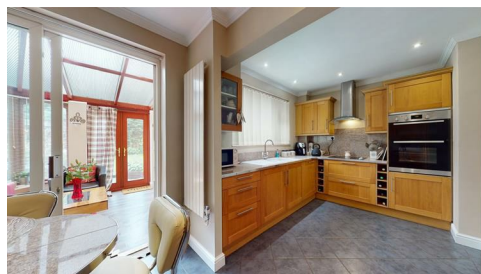


An attractive room with double glazed window to the front and range of custom made cabinets and bookcase to one wall with shelving, mirror, storage cupboards beneath and recessed lighting. Further cupboards into alcove and wall mounted display unit with lighting. Feature recessed fireplace with tiled hearth, white painted surround and multifuel stove, TV aerial point and double panelled radiator.



KITCHEN/BREAKFAST ROOM

5.72m x 2.59m (18'9" x 8'6")



Fitted with a comprehensive range of oak fronted base and wall units with stainless steel handles and tiled worktops with matching upstands. Matching breakfast bar for four persons, deep built in storage cupboards, white enamel sink unit with preparation bowl and mixer tap and range of integrated appliances comprising ceramic hob, cooker hood, electric double oven and dishwasher. Built in fridge and freezer. Recessed ceiling lighting and built in cupboard housing a modern oil fired central heating boiler. Internal double glazed window and patio door leading through to:



CONSERVATORY

6.17m x 2.87m (20'3" x 9'5")



A large conservatory extending the full width of the property, combining seating and dining areas. Built on a brick base with

double glazed windows and matching French doors to the garden. Pitched polycarbonate type roof covering, vinyl plank flooring and wall light points.



FIRST FLOOR LANDING



Double glazed window to the side gable, loft access and white panelled interior doors to all rooms.

BEDROOM ONE

3.45m x 4.11m (11'4" x 13'6")



Double glazed window to the front and double panelled radiator.



BEDROOM TWO

3.45m x 3.20m (11'4" x 10'6")

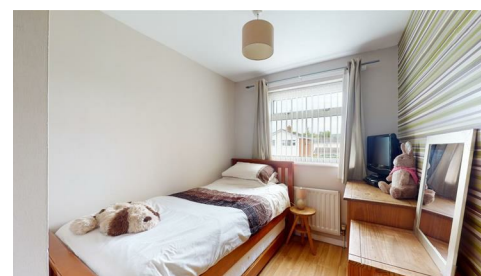


A double sized room with double glazed window to the rear, laminate flooring, double panelled radiator, two built in wardrobes/cupboards, one with shelving and radiator.



BEDROOM THREE

2.16m x 3.12m (7'1" x 10'3")



Double glazed window to the front, laminate flooring, radiator, fitted shelving and storage cupboard.

BATHROOM

2.16m x 1.65m (7'1" x 5'5")



A modern well appointed bathroom with a white three piece suite and fitted cabinets comprising; panelled bath with shower and screen, wash basin with cabinet beneath and WC with concealed cistern. Laminate panelling for ease of maintenance, matching tile effect flooring, traditional style towel radiator and double glazed window with frosted glass.

OUTSIDE

A concrete driveway to the front provides off road parking and access to the attached garage.

FRONT GARDEN

Front lawned garden with high mature hedging to the boundaries providing a good degree of privacy. A concrete pathway with gate extends to the left hand side of the property leading through to the rear garden. Outside light.

GARAGE

Up and over door, personal door to the rear, power and light installed.

REAR GARDEN



To the rear is a delightful fully enclosed lawned garden with deep particularly well stocked shrubbery borders, a timber decked patio area extending across the rear elevation of the house and covered arbour/seating area to the top and left hand side of the garden. Outside tap, useful storage area to the rear of the garage, oil tank and timber garden shed.



DIRECTIONS

From the agent's Mold office proceed up the High Street and continue straight on at the traffic lights, bearing right at the top of the High Street until reaching the junction with the Denbigh Road. Bear left onto the A541 and follow this road out of the town for approximately 2.5 miles and into Rhydymwyn village and bear left opposite the petrol station onto Vicarage Lane and then left again into Church Meadow whereupon the property will be found on the left hand side.

TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax band E

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