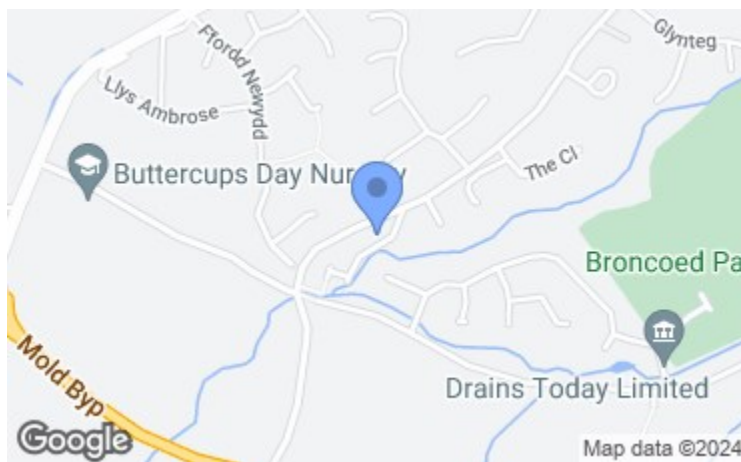


GROSS INTERNAL AREA  
 FLOOR 1: 568 sq. ft, FLOOR 2: 707 sq. ft  
 EXCLUDED AREAS: GARAGE: 131 sq. ft  
 TOTAL: 1276 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84 93
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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

**Cavendish**  
**ESTATE AGENTS**

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**5 Ffordd Tywod**  
 Mold, Flintshire  
 CH71FA

**Price**  
**£375,000**

AN IMMACULATELY APPOINTED, MODERN FOUR BEDROOM DETACHED FAMILY HOUSE forming part of this favoured development on the periphery of the town. Occupying a slightly elevated position with pleasing open aspect to the front and standing in large landscaped gardens with wooded aspect, not directly overlooked, to the rear. The accommodation has 'zoned' gas fired central heating and affords a well appointed family home with three double bedrooms, modern fittings and high standard of decorative order. In brief comprising: spacious entrance hall, a well proportioned living room with views opposite, open plan kitchen/dining/family room with access to the garden and full range of integrated appliances, utility room, first floor landing, principal bedroom with built in wardrobes and well appointed en suite shower room, second bedroom also with built in wardrobe and en suite, two further bedrooms and family bathroom. Driveway, integral garage with potential to provide mezzanine storage and attractively landscaped rear garden with extensive natural stone patio and tiered artificial lawns for ease of maintenance. Gas fired central heating and double glazing. FREEHOLD. INSPECTION HIGHLY RECOMMENDED.

**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 Residential.



**LOCATION**



This attractive property was completed in 2015 and is located to the upper part of Upper Bryn Coch, a noted residential area of the town, within walking distance of local schools for all ages. Mold provides a comprehensive range of shops and facilities catering for most daily needs as well as several popular restaurants and a twice-weekly street market. The town is also ideally placed for ease of access to the motorway network, and to the larger centres of employment at Deeside, Chester and Wrexham.

**THE ACCOMMODATION COMPRISES**

Canopy front entrance with woodgrain effect composite double glazed panelled door to reception hall.

**RECEPTION HALL**

2.31m x 5.05m max overall (7'7" x 16'7" max overall)



A spacious hall with a white spindled staircase to first floor, wood effect vinyl floor covering, electric meter and white panelled interior doors.

**CLOAKROOM/WC**

1.09m x 1.83m (3'7" x 6')



Comprising low flush WC and wash hand basin with tiled splashback. Wood effect vinyl floor covering, radiator and extractor fan.

**LOUNGE**

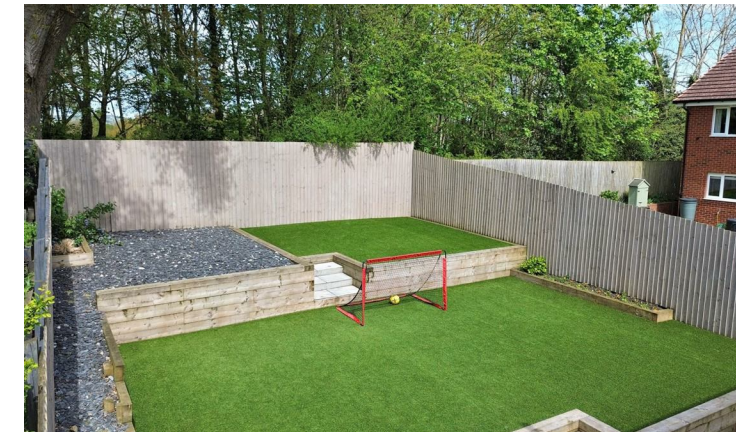
3.51m x 4.55m (11'6" x 14'11")



A well proportioned room with a wide double glazed window to the front with pleasing open aspect, TV aerial point, radiator and power point for fireplace.



the plot with steps leading up to an artificial lawn areas. The garden is not directly overlooked and includes panelled fencing to the boundaries and slate chipped areas, sleepers, outside security light and tap.



**DIRECTIONS**

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road, passing the park on the right-hand side, take the second left thereafter onto Bryn Coch Lane. Take the second right-handed turning after a short distance onto Upper Bryn Coch and follow the road to the top of the road and bearing left into the new development known as Ffordd Tywod whereupon the property will be found on the right-hand side.

**AGENTS NOTES**

We understand the property is subject to a monthly service charge of approximately £15 for the upkeep of the communal grassed areas on the development.

**TENURE**

Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band F

**AML**

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**VIEWING**

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

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

DW/PMW

**FAMILY BATHROOM**

2.59m x 2.39m (8'6" x 7'10")



An updated family bathroom with fully tiled walls comprising panelled bath with mixer tap, semi recessed wash basin with wood effect cabinet beneath and low flush WC. Fully tiled walls, matching tiled floor, radiator, double glazed window with frosted glass, extractor fan and deep built in storage cupboard with automatic light.

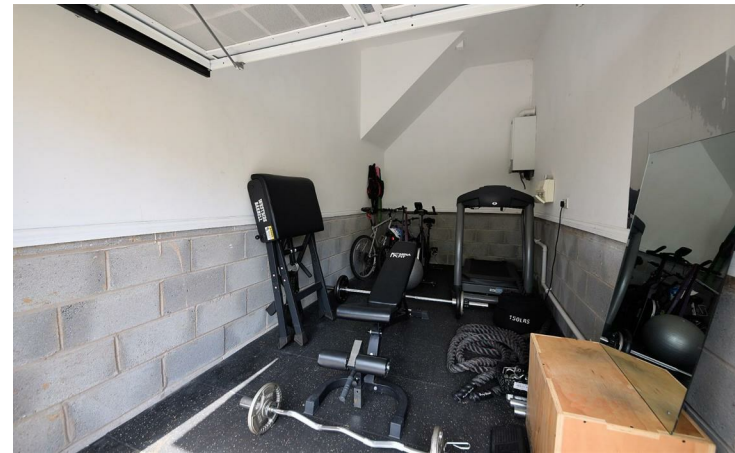


**OUTSIDE**

Tarmacadam driveway providing off road parking for one car as well as access to the integral single garage.

**GARAGE**

5.05m x 2.41m maximum ceiling height 3.35m (16'7" x 7'11" maximum ceiling height 11')



Up and over door, power and light installed, gas fired central heating boiler and high ceiling with potential to create a mezzanine storage area if required.

**FRONT GARDEN**

Landscaped front garden designed for ease of maintenance with artificial grass with loose slate chipped border with sleepers. A natural stone pathway extends up to the front door and along the left hand gable with gate leading through to the rear garden.

**REAR GARDEN**



To the rear is a good sized tiered landscaped garden which again has been designed for ease of maintenance with an extensive natural stone patio area extending the full width of

**KITCHEN/DINING/FAMILY ROOM**

7.54m x 2.87m (24'9" x 9'5")



A spacious room extending the full width of the property with double glazed windows overlooking the garden and with matching French doors leading out onto the adjoining patio. The kitchen is fitted with a comprehensive range of gloss cream fronted base and wall units with contrasting wood effect work surfaces with matching upstands and range of integrated appliances comprising stainless steel four gas burner hob with stainless steel splashback and cooker hood, electric oven beneath, dishwasher and fridge freezer. Inset sink unit with preparation bowl and mixer tap, under cupboard lighting, wood effect vinyl floor covering, connection for wall mounted TV, and double and single panelled radiators.



**UTILITY ROOM**

1.32m x 1.83m (4'4" x 6')



Wood effect worktops with upstands and with void and plumbing beneath for washing machine and space for tumble dryer. Wood effect vinyl floor covering, small radiator, extractor fan and double glazed exterior door.

**FIRST FLOOR LANDING**

Double glazed window with frosted glass, radiator, built in cupboard housing the pressurised hot water cylinder tank, further built in storage cupboard, radiator and white panelled interior doors.

**BEDROOM ONE**

3.81m x 3.12m approx to wardrobe (12'6" x 10'3" approx to wardrobe)

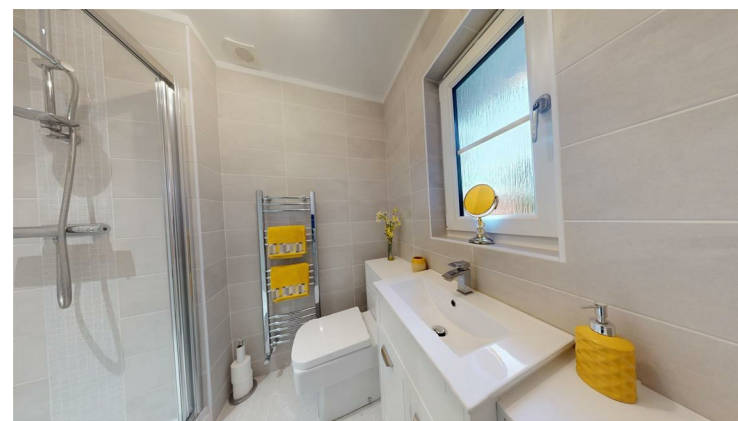


A spacious room with double glazed window to the front with open aspect, built in mirror fronted wardrobe unit with sliding door fronts, TV aerial point and radiator.



**EN SUITE**

1.73m x 2.11m (5'8" x 6'11")



A fully tiled en suite shower room with fitted cabinets comprising a large tiled shower enclosure with sliding screen and mains shower valve, wash basin with cupboard beneath and WC with concealed cistern. Attractive tiled walls with matching floor, chrome towel radiator, extractor fan, shaver point and double glazed window with frosted glass.

**BEDROOM TWO**

2.59m x 2.97m (8'6" x 9'9")



Double glazed window overlooking the rear garden, built in mirror fronted wardrobe with sliding door fronts and radiator.



**EN SUITE**

2.21m x 1.70m max (7'3" x 5'7" max)



Fitted with a modern suite comprising tiled shower enclosure with glazed screen and mains shower valve, pedestal wash

basin with mixer tap and low flush WC. Part tiled walls with matching floor, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

**BEDROOM THREE**

3.56m x 2.82m max (11'8" x 9'3" max)



Double glazed window overlooking the rear garden, recess suitable for a wardrobe and radiator.

**BEDROOM FOUR**

2.06m x 2.87m (6'9" x 9'5" )



Double glazed window to the front and radiator.