

15 Alyn Bank, King Street, Mold, Flintshire, CH71LR

**Cavendish**  
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

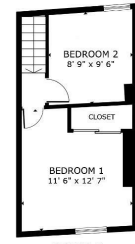
Email: mold.sales@cavmail.co.uk

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



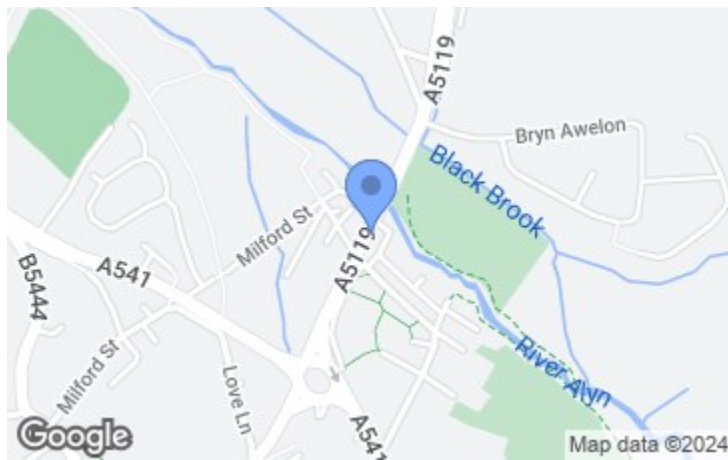
FLOOR 1  
GROSS INTERNAL AREA:  
FLOOR 1 379 sq.ft. FLOOR 2 258 sq.ft.  
TOTAL: 637 sq.ft.

Matterport



FLOOR 2  
GROSS INTERNAL AREA:  
FLOOR 1 379 sq.ft. FLOOR 2 258 sq.ft.  
TOTAL: 637 sq.ft.

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			
England & Wales	EU Directive 2002/91/EC	62	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**15 Alyn Bank**  
King Street, Mold, Flintshire,  
CH7 1LR

**Offers Over  
£110,000**

A TWO BEDROOM MID TERRACED HOUSE IN NEED OF SOME MODERNISATION AND REFURBISHMENT, standing in this popular residential area only a short distance from Mold town centre. Benefiting from double glazing and gas heating, it affords a spacious lounge with adjoining dining room, kitchen, rear porch and bathroom with WC, first floor landing and two double bedrooms. It is set back from King Street with a lawned garden and an enclosed domestic area to the rear. NO 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.



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

LOCATION



Mold provides a comprehensive range of shops serving most daily needs, major banks, post office and a library. There is also a twice weekly street market, popular schools for all ages and leisure facilities. The area is also ideally placed for ease of access to the A494/A55 road networks providing swift passage to Chester, Wrexham, Deeside and motorway network beyond.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed door leading to the lounge.

LOUNGE

3.91m x 3.51m (12'10" x 11'6")



Beamed ceiling, mock Adams style fireplace with polished wood surround, wall mounted meter cupboard, double glazed window to front, woodgrain effect flooring, panelled radiator.



DINING ROOM

2.82m x 2.64m (9'3" x 8'8")



Beamed ceiling, partially enclosed staircase rising off, woodgrain effect floor finish, double glazed window, panelled radiator.

KITCHEN

2.67m x 2.01m (8'9" x 6'7")



Fitted with base open fronted cupboards to either side, double glazed window.

REAR PORCH

Cupboard, door to side.

BATHROOM

2.01m x 1.70m (6'7" x 5'7")

White suite comprising panelled bath, pedestal wash basin and WC, part tiled walls, pine clad ceiling, window, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

3.84m x 3.51m (12'7" x 11'6")



A spacious double bedroom to the front of the house with double glazed window, wardrobe, radiator.

BEDROOM TWO

2.90m x 2.67m (9'6" x 8'9")



Double glazed window to rear, wall mounted Vaillant gas fired boiler providing heating and hot water, radiator.

OUTSIDE



The property is set back from King Street with communal pedestrian access leading to the front of the house where there is a lawned garden. To the rear is a small enclosed domestic area with rear pedestrian access.

DIRECTIONS

From the Agent's Mold office proceed up the High Street and turn tight at the traffic lights onto King's street. On reaching the roundabout, take the second exit whereupon the property will be found after a short distance set back on the right hand side.

TENURE

Understood to be Feehold.

COUNCIL TAX

Flintshire County Council - Tax Band B

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

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.

HE/PMW

Amended JH