

48 Bryn Hilyn Lane, Mold, Flintshire, CH71JY

**Cavendish**

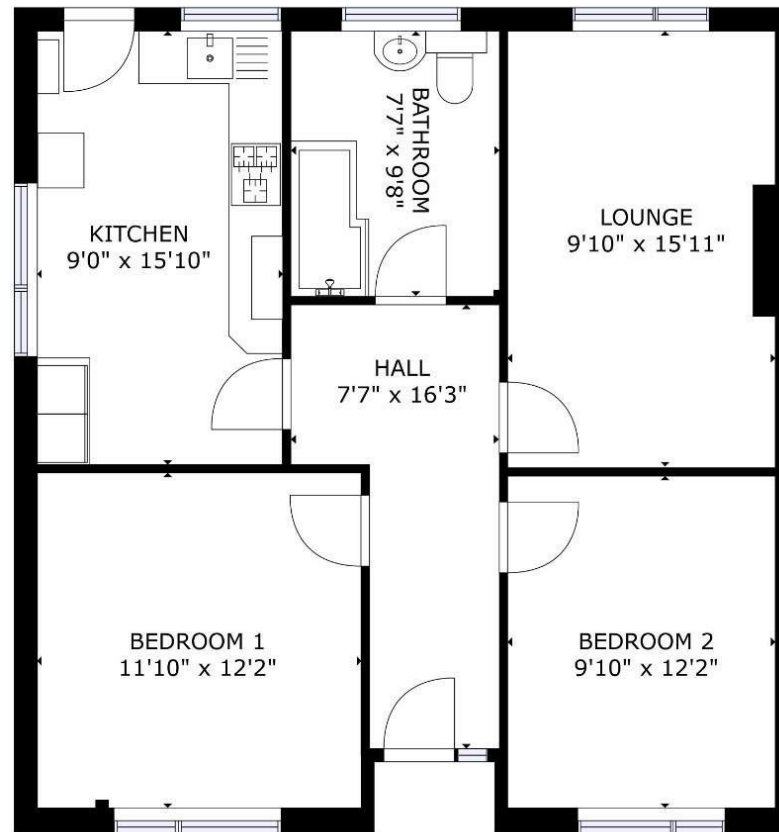
**ESTATE AGENTS**

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



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 764 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		
England & Wales	65	82
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



**48 Bryn Hilyn Lane**  
Mold, Flintshire,  
CH71JY

**Offers Over**  
**£199,950**

**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.

A MODERNISED TWO BEDROOM TRADITIONAL SEMI DETACHED BUNGALOW standing in generous south facing gardens in this established residential area about a mile from Mold town centre. Affording well proportioned accommodation which has benefited from a scheme of refurbishment in recent years with a modern fitted kitchen and bathroom, gas fired central heating and uPVC double glazed windows and exterior door. Large loft with potential for conversion to provide additional accommodation, subject to any necessary consents being obtained. In brief comprising spacious reception hall, lounge, kitchen diner with modern range of units and integrated appliances, two double size bedrooms and bathroom with modern suite and attractive part tiled walls and floor. Gardens to front and rear with various established shrubs and bushes and two garden sheds included within the sale.



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**LOCATION**

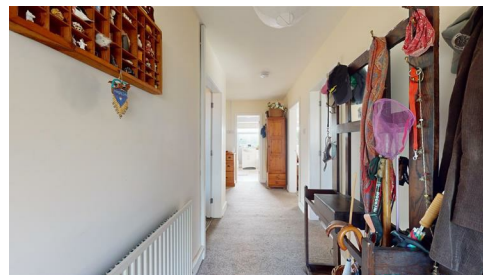
The property occupies a convenient position to the lower part of Bryn Hilyn Lane, an established residential area within a short walk of Wrexham Road which leads into the town centre. The property is not directly overlooked to the front or rear, and enjoys a southerly aspect. Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities catering for most daily needs within the town as well as schools for all ages and leisure facilities.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Recessed front entrance with quarry tiled step and dark wood effect UPVC double glazed front door to reception hall.

**RECEPTION HALL**

2.31m max x 4.95m (7'7" max x 16'3")



Radiator and woodgrain effect white panelled interior doors to all rooms.

**LOUNGE**

3.00m x 4.85m (9'10" x 15'11")



Double glazed window overlooking the garden, TV aerial point, electric fire and double panelled radiator.

**KITCHEN DINER**

2.74m x 4.83m (9' x 15'10")



A modern well appointed kitchen with space for a table, double glazed windows to the side and rear aspects with pleasing views over the garden and uPVC double glazed exterior door. Modern range of grey woodgrain effect base and wall units with contrasting grey work surfaces, inset composite sink unit with mixer tap and tiled splashback. Integrated appliances comprising ceramic touch control, hob, separate grill, cooker hood, electric double oven, large dishwasher and washing machine. Tiled floor, cupboard housing a Worcester gas fired central heating boiler and further cupboard housing the electricity meters.

**BEDROOM ONE**

3.61m x 3.71m (11'10" x 12'2")



Double glazed window to the front with pleasing aspect and double panelled radiator.

**BEDROOM TWO**

3.00m x 3.71m (9'10" x 12'2")



Double glazed window to the front and double panelled radiator.

**BATHROOM**

2.31m x 2.95m (7'7" x 9'8")



A modern bathroom with attractive part tiled walls comprising panelled bath with mains shower valve with handset and screen over, vanity wash basin with white cabinet beneath, and WC with concealed cistern. Matching tiled floor, radiator, double glazed window with frosted glass and loft access.

**FRONT GARDEN**

Neat front lawned garden with walling to the roadside, shrubbery borders with various established shrubs and bushes and gated pathway to the side of the property leading through to the rear garden.

**REAR GARDEN**

To the rear is a good sized private enclosed garden with established hedging and central concrete pathways. The garden enjoys a sunny southerly aspect and also includes various established shrubs and bushes, a flagged patio area and two garden stores.

**DIRECTIONS**

From the agent's Mold office proceed along Wrexham Street, following the road for approximately 1/3 mile and take the left handed

turning just before the Alun High School onto Bryn Hilyn Lane. The property will then be found towards the far end of the road on the right hand side.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band C

**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.

DW/PMW