

12 Britannia Road, Leeswood, Mold, Flintshire, CH7 4SD

Cavendish

ESTATE AGENTS

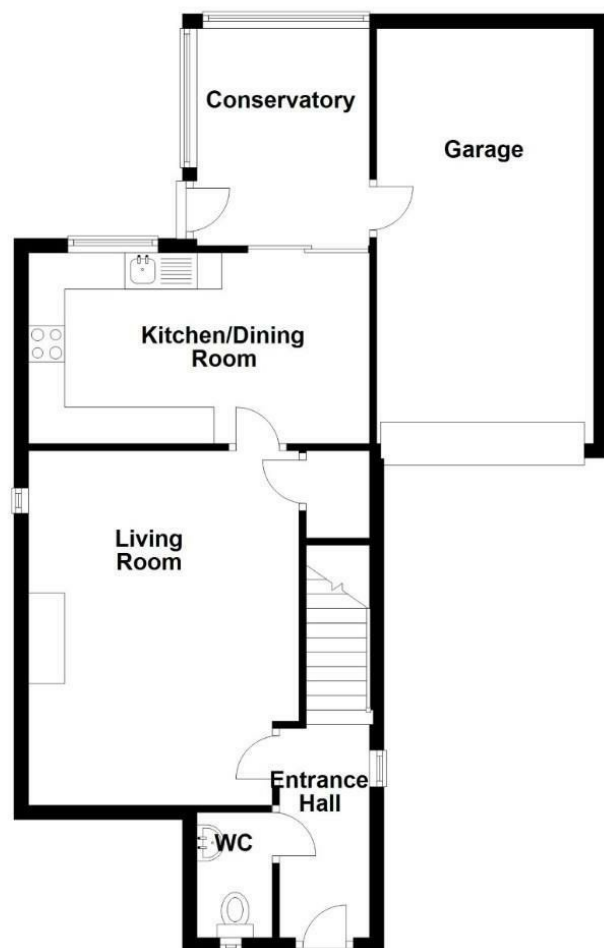
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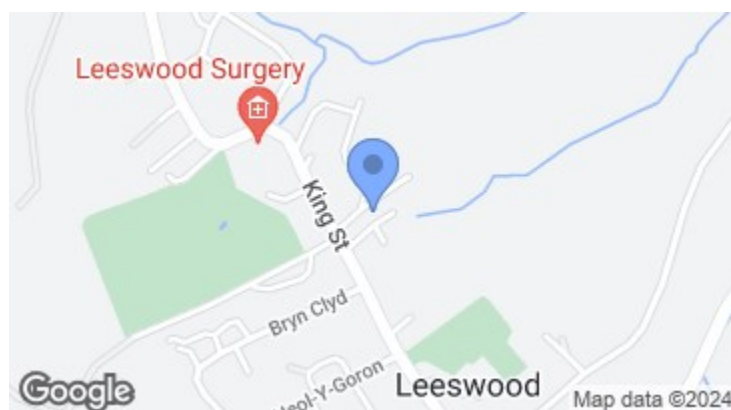
Ground Floor
Approx. 65.4 sq. metres (703.9 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) 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	EU Directive 2002/91/EC



12 Britannia Road

Leeswood, Mold, Flintshire, CH7 4SD

Price
£230,000

A MODERN AND WELL APPOINTED THREE BEDROOM DETACHED HOUSE WITH CONSERVATORY AND GARAGE, FORMING PART OF A SMALL ESTABLISHED CUL-DE-SAC TO THE CENTRE OF LEESWOOD VILLAGE, SOME 3 MILES FROM MOLD. Designed to an attractive plan to provide an ideal family sized accommodation with the benefit of gas fired central heating and double glazing. In brief, comprising: Reception Hall, Cloakroom/WC, Living Room with feature fireplace, Kitchen with wood fronted units and integrated appliances, Conservatory with internal access to the Garage, First Floor Landing, Bedroom 1 with fitted wardrobes and Ensuite Shower Room, two further good sized bedrooms and Family Bathroom. Driveway with parking for two cars and private landscaped 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 Residential.



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LOCATION

Leeswood is an established village community located in a rural setting some 3 miles from the market town of Mold. There are facilities catering for daily requirements within the village to include a general stores and primary school, whilst Mold provides a wide range of shopping, secondary schools and good road links towards Chester, Deeside and beyond. The A5109 Chester to Corwen Road is nearby, enabling ease of access throughout the region and to the A55 at Dobshell. The City of Chester is some 12 miles.

THE ACCOMMODATION COMPRISES

uPVC double glazed front door to Reception Hall.

RECEPTION HALL

Staircase to the first floor, double glazed window to the side gable with frosted glass, laminate wood effect flooring and radiator. Pine panelled interior doors.

CLOAKROOM/WC

Comprising low flush WC and pedestal wash basin. Fully tiled walls, tiled floor and double glazed window with frosted glass.

LIVING ROOM

4.90m x 3.73m (16'1" x 12'3")



Double glazed windows to the front and side elevations, modern wooden fireplace surround with stainless steel inset and hearth and pebble effect electric fire, coved ceiling, TV aerial point, two radiators, understairs storage cupboard and laminate wood effect flooring. Internal door to Kitchen/Diner.

KITCHEN/DINER

4.78m x 2.67m (15'8" x 8'9")



Fitted with a range of light toned wood fronted base and wall units with contrasting worktops, inset sink unit with mixer tap and black tiled splashback surround. Integrated appliances comprising electric oven, gas hob and cooker hood. Plumbing for washing machine, Baxi 100 gas fired central heating boiler, space for fridge freezer, tiled floor, radiator and double glazed window. uPVC double glazed sliding patio door leads through to Conservatory.

**CONSERVATORY**

2.97m x 2.39m (9'9" x 7'10")



Built on a brick base with uPVC double glazed windows, polycarbonate roof, double

glazed exterior door to the garden and tile effect laminate flooring. Power points and internal uPVC door to the garage.

FIRST FLOOR LANDING

Loft access, double glazed window with frosted glass and built-in linen cupboard. Pine panelled interior doors to all rooms.

BEDROOM 1

4.24m to wardrobes x 2.74m (13'11" to wardrobes x 9')



Double glazed window to the front, range of fitted wardrobe units to one wall with wood effect door fronts, matching dressing table and two bedside cabinets. Laminate wood effect flooring and radiator.

ENSUITE

2.39m x 1.78m (7'10" x 5'10")



Comprising tiled shower enclosure with main shower valve, pedestal wash basin and low flush WC. Fully tiled walls, shaver point and double panelled radiator.

BEDROOM 2

2.82m x 2.67m (9'3" x 8'9")



Double glazed window to the rear, laminate flooring and radiator.

BEDROOM 3

1.85m x 2.67m (6'1" x 8'9")

Double glazed window to the rear, laminate flooring and radiator.

FAMILY BATHROOM

1.73m x 2.03m (5'8" x 6'8")



Comprising panellled bath with mixer shower tap, pedestal wash basin and low flush WC. Attractive fully tiled walls, radiator, shaver point, extractor fan and double glazed window with frosted glass.

OUTSIDE

Small landscaped front garden area with loose slate chippings and flagged pathways leading to the front door, with outside light.

DRIVE

Tarmacadam drive extends to the side of the property providing parking for two cars as well as access to the attached garage.

GARAGE

5.61m x 2.77m (18'5" x 9'1")

With up and over door, internal door to the Conservatory and power and light installed.

REAR GARDEN

To the rear there is an enclosed landscaped garden with predominantly brick paved areas and panelled fencing. Outside security light and tap.

DIRECTIONS

From the Agent's Mold Office proceed down Wrexham Street and upon reaching the roundabout take the third exit. After approximately 1/3 mile take the first right hand turning signposted for Leeswood. Follow the road over the bridge and up the hill and into Leeswood and continue through the village centre, passing the Prince of Wales Inn and Doctors surgery on the right hand side whereupon Britannia Road will be found after a short distance on the left hand side. The property will then be found on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band D

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.

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

VIEWING

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

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

DW/SC