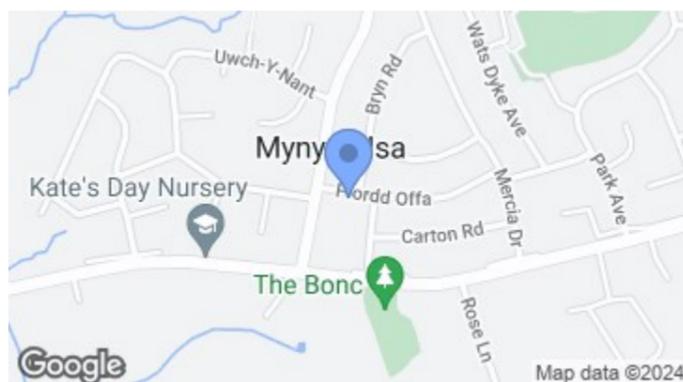




GROSS INTERNAL AREA
FLOOR 1: 789 sq ft, FLOOR 2: 123 sq ft
EXCLUDED AREA: PORCH: 15 sq ft
TOTAL: 912 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	76
42	

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



6 Ffordd Offa
Mynydd Isa, Mold, Flintshire,
CH7 6UF

Price
£225,000

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.

A TRADITIONAL 3 BEDROOMED DETACHED BUNGALOW WITH GARAGE STANDING WITHIN PRIVATE GARDENS IN THIS MATURE AND POPULAR RESIDENTIAL AREA OF MYNYDD ISA, NEAR TO LOCAL SHOPS AND BUS SERVICES. Extended to the rear to provide adaptable accommodation with a separate dining room, double glazing and gas fired central heating. A long driveway extends to the side of property providing parking for several cars and access to a larger than average garage with an electric door. To the rear is a private south facing rear garden with an extensive patio. The accommodation affords scope for some updating to personal requirements and, in brief, provides: Entrance Porch, Reception Hall, well proportioned Living Room with feature fireplace, Dining Room, Kitchen with oak units and integrated appliances, two double Bedrooms both with fitted wardrobes and Shower Room. First Floor Landing, Attic Room/third Bedroom. No onward chain.



LOCATION



The property is located within an established and popular residential area of similar style properties and is within a short walk of a small range of shops serving daily needs to include a Sainsburys mini-supermarket and newsagent as well as a regular bus service to Mold. The market town of Mold is within 2.5 miles, which provides a more comprehensive range of shopping facilities, a twice weekly street market and leisure facilities.

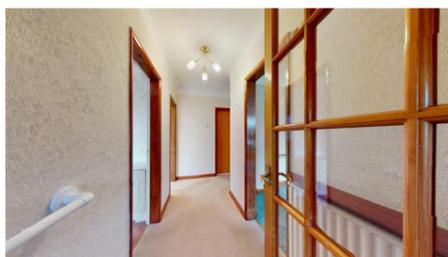
THE ACCOMMODATION COMPRISES

Dark wood-effect uPVC double glazed panelled door to Entrance Porch.

ENTRANCE PORCH

Wall light point and panel glazed internal door to Reception Hall.

RECEPTION HALL



Radiator.

LIVING ROOM

3.45m x 4.70m (11'4" x 15'5")



Double glazed window to the front, feature recessed coal-effect gas fire with brass surround and extended TV plinth into alcove with marble top. Deep coved ceiling, TV aerial point and two large panelled radiators.



DINING ROOM

2.72m x 3.53m (8'11" x 11'7")



Double glazed window to side elevation, open tread staircase to the first floor, telephone point, TV aerial point, double panelled radiator, two wall light points and electricity meter cupboard. Opening to:



KITCHEN

2.74m x 3.68m (9' x 12'1")



Fitted with a range of solid oak fronted base and wall units with contrasting light toned work surfaces with inset composite sink unit with mixer tap. Integrated appliances comprising: 4 gas burner hob with cooker hood and electric double oven. Plumbing for washing machine and dishwasher and space for fridge. Fully tiled walls, tiled floor, built-in cupboard housing a Baxi gas fired central heating boiler and small radiator, two double glazed windows overlooking the garden and uPVC double glazed exterior door.



BEDROOM ONE

3.05m x 3.68m (10' x 12'1")



Double glazed window to the front, range of fitted wardrobe units with light cream coloured door fronts with matching bedside cabinets, chest of drawers and high-level cupboards. TV aerial point and radiator.



BEDROOM TWO

3.05m x 3.35m (10' x 11')



Double sized room with double glazed window overlooking the garden, range of full height fitted wardrobe units to one wall with light grey coloured doors and matching bedside cabinet. Radiator.

SHOWER ROOM

2.01m x 2.26m (6'7" x 7'5")



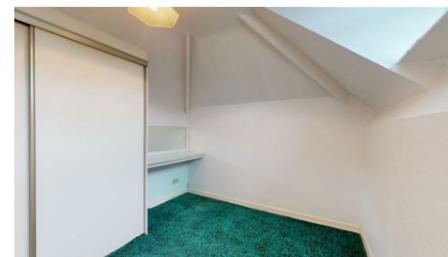
Comprising shower enclosure with main shower valve and sliding screen, semi-recessed wash basin with cabinets beneath and low flush WC with concealed cistern. Part tiled walls, wood-effect vinyl floor covering, radiator, built-in cupboard, laminated ceiling with recessed ceiling lighting, wall light point and double glazed window with frosted glass.

FIRST FLOOR LANDING

Access to under eaves and built-in cupboard.

ATTIC ROOM/BEDROOM THREE

2.95m x 3.05m (9'8" x 10')



High-level double glazed dormer window, fitted wardrobe units with sliding door fronts, dressing table and radiator.



OUTSIDE

Brick columned entrance with double gates lead to a concrete driveway extending to the side of the property providing ample off-road parking for several cars as well as access to the garage located to the rear of the plot.

FRONT GARDEN

Well maintained front lawned garden with borders, mature hedging and shrubs. Concrete pathways extending across the front of the property.

REAR GARDEN



To the rear is a pleasant private enclosed lawned garden which enjoys a southerly aspect and includes a large flagged patio area extending across the rear elevation of the bungalow. Various established shrubs and bushes, outside tap and light.



DETACHED GARAGE

5.36m x 3.25m (17'7" x 10'8")



A brick built detached garage with electric up and over door, single glazed window, power and light installed.

DIRECTIONS

From the Agents Mold Office continue along Chester Street to the roundabout and turn right on to Chester Road. At the main roundabout take the second exit sign posted Mynydd Isa / Buckley. Continue some short distance taking the second turning left into Chamber Lane and then first right right into Ffordd Offa whereupon the property will be located on the right hand side.

AGENTS NOTES

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

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