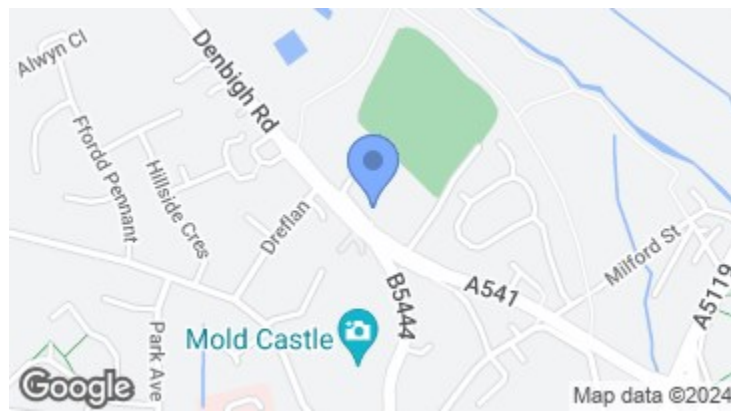


GROSS INTERNAL AREA
FLOOR 1: 513 sq. ft, FLOOR 2: 489 sq. ft
TOTAL: 1,002 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(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 CO ₂ emissions	
(82 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	



5 Maes Y Dre
Mold, Flintshire,
CH71BU

Price
£168,000

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 THREE BEDROOMED, SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS, OCCUPYING A CONVENIENT POSITION ON THE FRINGE OF THE TOWN WITH VIEWS ACROSS TO SURROUNDING COUNTRYSIDE. Affording an ideal family sized home with the benefit of gas fired central heating and double glazing and in brief, comprising: reception hall, dining room, living room, kitchen, first floor landing, three good sized bedrooms (two doubles) and bathroom. Gardens to the front and rear and useful garden store/workshop. No onward chain.



LOCATION

The property is set back off Denbigh Road and is within a short walk of the town centre which provides a wide range of shopping facilities together with primary and secondary schools and leisure facilities. Mold is situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond.

THE ACCOMMODATION COMPRISES

uPVC double glazed front door to Reception Hall.

RECEPTION HALL

1.88m x 2.97m (6'2" x 9'9")



Turned staircase to the first floor, telephone point, radiator and electricity meter cupboard.

DINING ROOM

3.66m x 2.74m (12' x 9')



Double glazed window to the front, marble style fireplace and hearth with gas point available, and radiator.

LIVING ROOM

5.03m x 3.38m (16'6" x 11'1")



Double glazed bay window to the front, marble style fireplace, TV aerial point and radiator.

**KITCHEN**

2.54m x 3.35m plus 1.65m x 2.90m (8'4" x 11' plus 5'5" x 9'6")



Range of wood-effect base and wall units, light grey worktops and inset sink unit with preparation bowl and mixer tap. Tiled

splashback, space for electric cooker, fitted cooker hood, breakfast bar, radiator, tiled floor, double glazed windows overlooking the rear garden, uPVC double glazed exterior door.

FIRST FLOOR LANDING

Double glazed windows to the side gable, loft access and pine panelled interior doors to all rooms. Built-in cupboard housing modern gas fired central heating boiler.

BEDROOM ONE

4.57m x 3.35m (15' x 11')



Double glazed window to the front, TV aerial point, radiator, built-in shelves, cupboard.

**BEDROOM TWO**

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



Double glazed window to the front, radiator.

BEDROOM THREE

2.57m x 2.49m (8'5" x 8'2")



Double glazed window to the rear with views, built-in cupboard and radiator.

BATHROOM

1.52m x 2.77m (5' x 9'1")



Comprising panelled bath with electric shower, pedestal wash basin and low flush WC. Fully tiled walls, radiator, double glazed window and extractor fan.

OUTSIDE

Pathway to the side of the property leads through to the front door.

FRONT GARDEN

Mainly gravelled front garden with hedging to the frontage and pathway to the side of the house leading to the front door. A gate provides access into the rear garden.

REAR GARDEN

To the rear is a good sized enclosed garden which borders onto fields/playground to the rear. Part lawned, gravelled and paved areas, security light and garden store.

**DIRECTIONS**

From the agent's Mold office proceed up the High Street and turn right at the traffic lights onto Kings Street. At the roundabout bear first left onto the Denbigh Road, passing the Lidl supermarket on the right and take the fourth right turning thereafter (before the mini roundabout) into Maes Y Dre. Park in the residents parking area whereupon the property will then be found set back on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band C

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