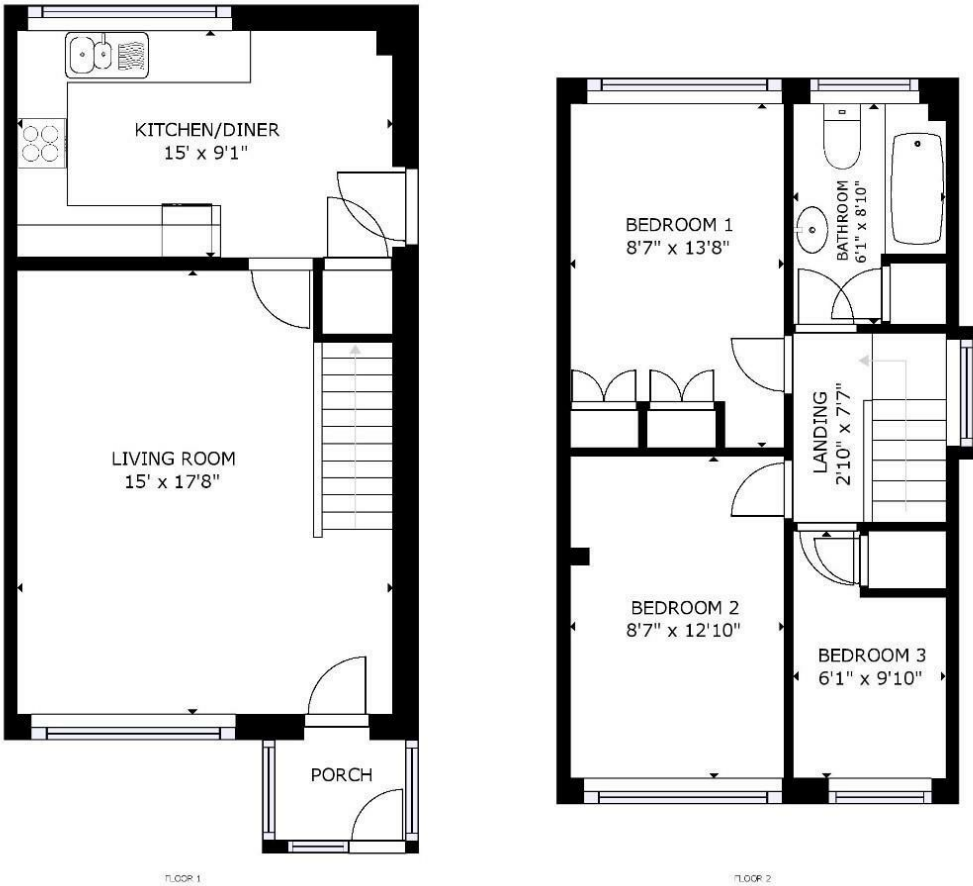
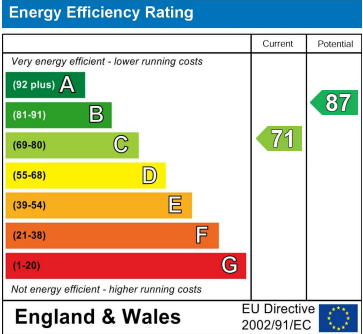


12 Parc Derwen, Leeswood, Mold, Flintshire, CH7 4UH



GROSS INTERNAL AREA
FLOOR 1: 440 sq ft, FLOOR 2: 424 sq ft
EXCLUDED AREA: PORCH: 22 sq ft
TOTAL: 862 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



12 Parc Derwen

Leeswood, Mold, Flintshire,
CH7 4UH

Price
£170,000

A THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE OFFERING WELL MAINTAINED ACCOMMODATION WITH THE BENEFIT OF GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. Located on the fringe of this popular village community, some three miles from Mold, and providing an ideal home for a first time buyer or young family alike. In brief comprising: outbuilt front entrance porch, spacious living room, kitchen/diner with modern range of cream fronted units, first floor landing, three bedrooms (two doubles) and bathroom. To the rear is an enclosed lawned garden with patio. 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 Estate Agents Ltd.



www.cavendishproperties.co.uk

LOCATION

Leeswood is an established village community located in a rural setting some 2.5 miles from the market town of Mold. There are facilities catering for daily requirements within the village to include a primary school, shop and doctors surgery, whilst Mold provides a wide range of shopping, schooling and good road links towards Chester, Deeside, Wrexham and beyond.

THE ACCOMMODATION COMPRISES

uPVC double glazed front door to entrance porch.

PORCH



Double glazed windows with frosted glass, ceiling light point and double glazed inner door to Living Room.

LIVING ROOM

4.57m x 5.38m (15' x 17'8")



A well proportioned room with a wide double glazed window to the front, staircase to the first floor, laminate wood-effect flooring, TV aerial point, telephone point and wall mounted electric log-effect fire and two double panelled radiators. Internal door to Kitchen/Diner.



KITCHEN/DINER

4.57m x 2.77m (15' x 9'1")



Fitted with a range of matt cream fronted base and wall units with contrasting wood-effect work surfaces with inset sink unit with preparation bowl and mixer tap. Part tiled walls, space for electric cooker and fridge and plumbing for washing machine. Radiator, telephone point, understairs storage cupboard housing a Worcester gas fired central heating boiler, double glazed window overlooking the garden and uPVC double glazed exterior door to the driveway.



FIRST FLOOR LANDING

Double glazed window to the side gable and loft access.

BEDROOM 1

2.62m x 3.91m (8'7" x 12'10")



Double glazed window to the front and radiator.



BEDROOM 2

2.62m x 4.17m max (8'7" x 13'8" max)



Double glazed window to the rear, two double fitted wardrobes with locker type storage cupboards above, TV aerial point and radiator.



BEDROOM 3

1.85m x 3.00m max (6'1" x 9'10" max)



Double glazed window to the front, radiator and built-in storage cupboard.

BATHROOM

1.85m x 2.69m (6'1" x 8'10")



Fitted with a white suite comprising panelled bath with electric shower and screen, pedestal wash basin with splashback and low flush WC. Wood-effect vinyl floor covering, radiator, extractor fan, built-in cupboard and high-level double glazed window with frosted glass.

OUTSIDE

Concrete driveway extends to the side of the property with timber pedestrian gate leading through to the rear garden and garage. Please note: there is no vehicular access to the garage at present.

FRONT GARDEN

Front lawned garden with low brick wall to the frontage and established bushes and shrubs.

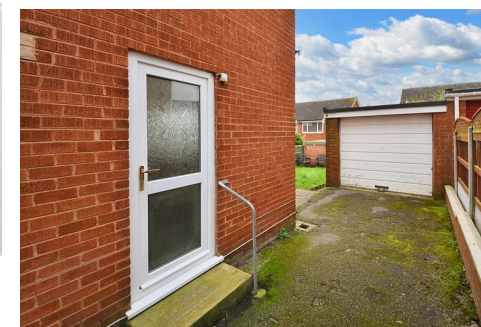
REAR GARDEN



Rear lawned garden with paved patio area and outside tap.



GARAGE



A brick built semi-detached garage with up and over door and single glazed window.

DIRECTIONS

From the Agent's Mold Office, proceed along Wrexham Street until reaching the roundabout on the outskirts of the town and take the third exit. After a short distance take the first right handed turning signposted for Leeswood and follow this road up the hill until reaching Leeswood village. Follow the road into the village whereupon the property can be found set back on the left hand side as denoted by our For Sale Board.

TENURE

The property is Freehold

COUNCIL TAX

Flintshire County Council - Tax Band C

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.

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 Mold Office - MRD

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

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

DW/SC