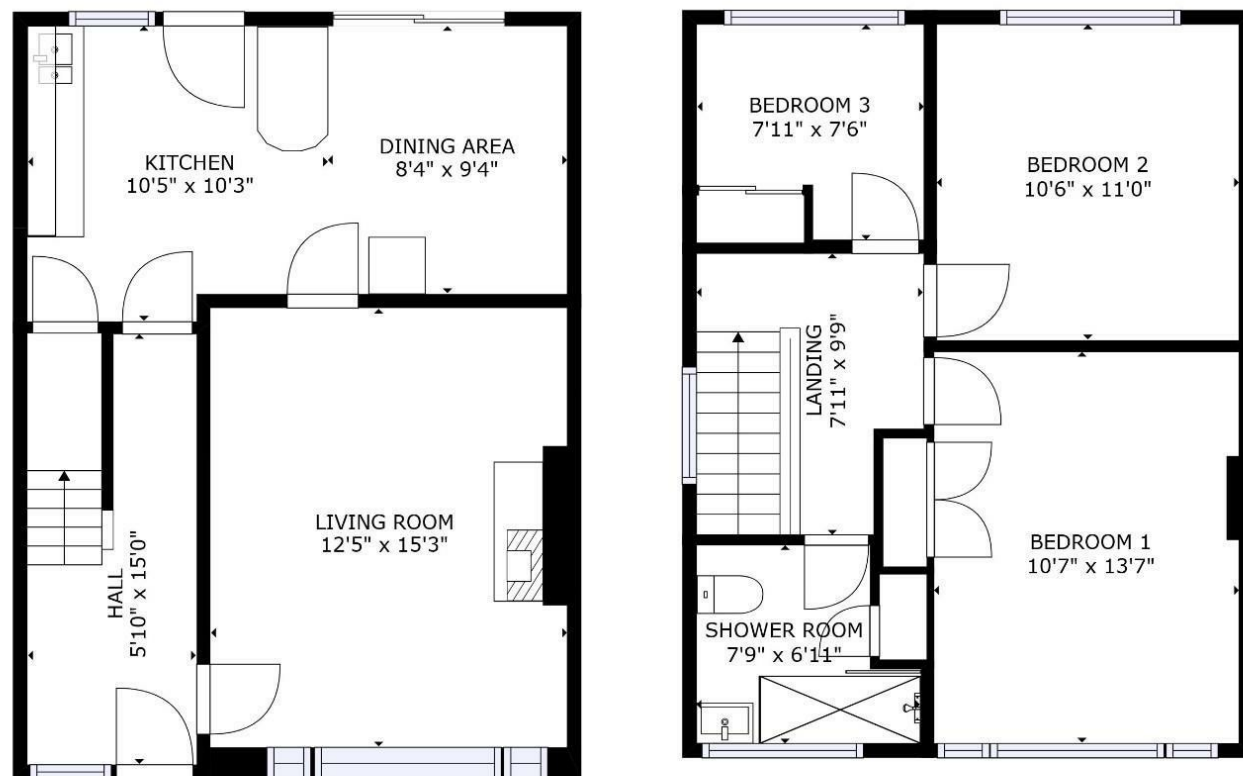


32 Carton Road, Mynydd Isa, Mold, Flintshire, CH7 6UQ



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 476 sq. ft. FLOOR 2: 473 sq. ft.
TOTAL: 949 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	84
	70

Environmental Impact (CO ₂) Rating	
Current	Potential

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

Cavendish
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www.cavendishproperties.co.uk



32 Carton Road
Mynydd Isa, Mold, Flintshire,
CH7 6UQ

Price
£170,000

A THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE located within this popular area of Mynydd Isa close to local shops and bus services. Providing an ideal family sized home with gas fired central heating whilst affording scope for a programme of modernisation to individual requirements. In brief comprising; reception hall, living room, kitchen diner with access to the garden, first floor landing, three bedrooms and modern shower room. Driveway providing parking for two to three cars, prefabricated garage and rear garden with aluminium framed greenhouse. No onward chain.

LOCATION

Mynydd Isa is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. There is a small range of shops in the village as well as popular schools for all ages.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed front door with matching side panel to reception hall.

RECEPTION HALL

Staircase to the first floor, telephone point and radiator.

LIVING ROOM

3.78m x 4.65m (12'5" x 15'3")



Wide double glazed window to the front, tiled fireplace and hearth, radiator and TV aerial point. Internal door to kitchen diner.

**KITCHEN DINER**

5.72m x 2.84m plus recess (18'9" x 9'4" plus recess)



Fitted with a range of wood effect fronted base and wall units with worktops, inset sink unit and breakfast bar. Laminate wall panelling, radiator, understairs storage cupboard with electricity meter, radiator, double glazed window and exterior door, and double glazed patio door from the dining area to the garden.

**FIRST FLOOR LANDING**

Double glazed window with frosted glass and loft access.

BEDROOM ONE

3.23m x 4.14m (10'7" x 13'7")



Double glazed window to the front, radiator and built in wardrobe.

**BEDROOM TWO**

3.20m x 3.35m (10'6" x 11')



Double glazed window to the rear and radiator.

**BEDROOM THREE**

2.41m x 2.29m (7'11" x 7'6")



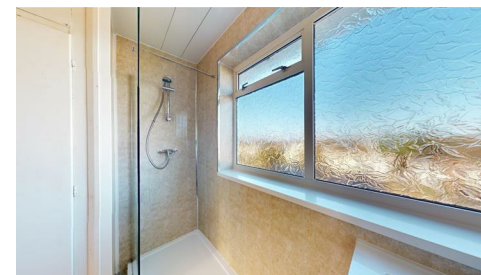
Double glazed window to the rear and radiator.

SHOWER ROOM

2.36m x 2.11m max (7'9" x 6'11" max)



Fitted with a modern suite comprising walk in shower with screen and mains shower valve, vanity wash basin with cupboard beneath and low flush WC. Laminate panelled walls, double glazed window with frosted glass, radiator and built in cupboard housing a Worcester gas fired central heating boiler.

**OUTSIDE**

Driveway extending to the side of the property leading to the garage to the rear.

FRONT GARDEN

Front garden area with established shrubs.

REAR GARDEN

Rear garden which enjoys a southerly aspect with established shrubs, an aluminium framed greenhouse and tap.

**GARAGE**

A single prefabricated garage.

DIRECTIONS

From the Agent's Mold Office continue down Chester Street to the roundabout turning right onto Chester Road and upon reaching the main roundabout take the second exit signposted for Mynydd Isa and Buckley. Continue into the village of Mynydd Isa, and take the third turning left onto Alyndale Avenue and then immediate right into Carton Road whereupon the property will be located after a short distance on the right hand side.

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

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

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

DW/PMW

Amended JH