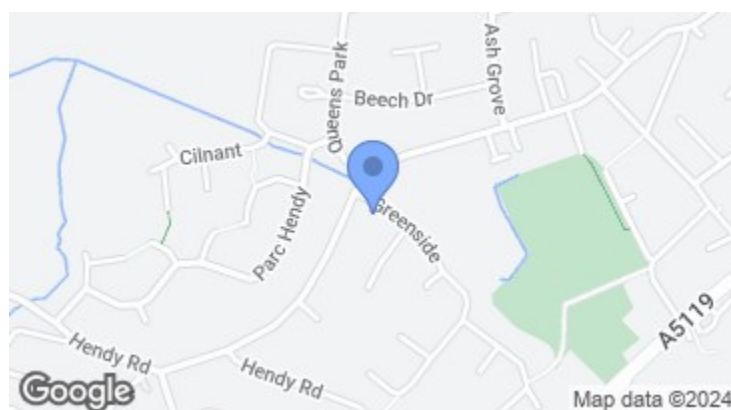


GROSS INTERNAL AREA
TOTAL: 1285 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1



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	68	73
	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		
(49-60) C		
(35-48) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



4 Greenside
Mold, Flinshire,
CH71TN

Price
£350,000

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.

AN EXTENDED THREE BEDROOMED BUNGALOW WITH SUPERB OPEN PLAN KITCHEN/DINING ROOM EXTENSION WITH BI-FOLD DOORS OVERLOOKING THE GARDEN. Standing in a generous sized plot within this popular and convenient residential area within half a mile of Mold town centre. Occupying a slightly elevated position with a large south facing rear garden. The property has benefitted from extension and modernisation in recent years combining modern fittings, replacement uPVC double glazed windows, an updated gas fired central heating system and solar PV panels. A particular feature is the superb open plan kitchen/dining room fitted with a range of sage green units, quartz worktops, Neff appliances and bi-fold doors to the garden. In brief, the accommodation comprises: L-shaped reception hall, living room, kitchen/dining room, three good sized bedrooms (two doubles) and well appointed modern shower room with fitted cabinets. Driveway extending to the side of the property, patio areas and garage.



LOCATION

The sale affords an opportunity to acquire a spacious three bedroom detached bungalow located in this popular area within walking distance of the town centre and Glanrafon Park. Mold High Street provides a comprehensive range of shops serving daily needs, major Banks, Post Office and Public Library. The town also has a popular twice weekly street market and several popular eating establishments. The town is situated close to the A494 network enabling ease of access to the A55 Expressway, Chester, Wrexham and motorway network beyond.

THE ACCOMMODATION COMPRISES

Recessed front entrance with light, quarry tile step and modern woodgrain-effect double glazed panelled door to:-

L-SHAPED RECEPTION HALL

Loft access via pull down ladder, laminate wood-effect flooring, radiator, alarm control panel, built-in cupboard housing a Worcester gas fired central heating boiler and electricity meter cupboard.

LIVING ROOM

3.94m x 6.91m (12'11" x 22'8")



A spacious room with a wide low-level double glazed window to the front with open aspect, two further high-level double glazed windows to the side gable, TV aerial point and two contemporary style panelled radiators. Glazed inner door to:-

**KITCHEN/DINING ROOM**

5.69m x 4.72m (approx) extending to 8.61m into rec (18'8" x 15'6" (approx) extending to 28'3" into rec)



A large extended open plan room with a wide double glazed bi-fold door to the rear elevation overlooking the garden and further double glazed window to the side. The kitchen is fitted with an attractive range of sage green fronted units with island/breakfast bar, antique style handles and quartz work surfaces with matching upstands. Twin enamel style sink unit with mixer tap, glazed display cabinet and range of integrated Neff appliances comprising: touch control induction hob with contemporary Samsung extractor hood above and Neff combination microwave and a Neff Paralytic self-cleaning oven with 'slide and hide' door. Void and plumbing for dishwasher, washing machine, tumble dryer and American style fridge freezer. Ceiling lighting, contemporary style radiator, connection for wall mounted TV and Karndean tile-effect flooring.

**BEDROOM 1**

3.20m x 4.32m (10'6" x 14'2")



Double glazed window overlooking the garden, TV aerial point and radiator.

**BEDROOM 2**

4.22m x 2.62m (13'10" x 8'7")



A double sized room with two double glazed windows to the front, laminate wood-effect flooring and two panelled radiators.

**BEDROOM 3**

2.01m x 2.62m (6'7" x 8'7")

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

SHOWER ROOM

2.41m x 3.40m (7'11" x 11'2")



A modern, well appointed shower room with fitted

cabinets and large shower enclosure with laminate panelled walls for ease of maintenance, full length glazed screen and Mira main shower valve. Semi-recessed wash basin with dark toned cupboards and drawers beneath, marble style worktops and WC with concealed cistern. Traditional style towel radiator, decorative tiled floor, shaver point, recessed ceiling lighting and double glazed window with frosted glass.

**OUTSIDE**

A long concrete driveway extends to the right-hand side of the property leading to a detached garage located to the rear of the plot.

FRONT GARDEN

Front lawned garden with shrubbery borders, stone walling and steps leading up to the front door.

REAR GARDEN

To the rear is a large garden which enjoys a southerly aspect and includes a paved patio area extending across the rear elevation of the house with steps leading up to a lawned garden. Further decked areas, wall light points and tap. Timber garden shed and cedar framed greenhouse both available by separate negotiation.

DETACHED GARAGE

Brick built single garage with up and over door and electricity connected.

DIRECTIONS

From the agent's Mold office proceed up the High Street and through the traffic lights taking the left handed turning opposite St Marys Church onto Clayton Road. Follow the road down the hill and turning left immediately after the Bryn Gwalia School onto Greenside whereupon the property will be located on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

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.

VIEWING

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

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

DW/SC