

Fron View 1, Brook Street, Mold, Flintshire, CH71PH

**Cavendish**  
ESTATE AGENTS

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GROSS INTERNAL AREA  
FLOOR 1: 559 sq ft, FLOOR 2: 439 sq ft  
TOTAL: 998 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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	62	87
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



**Fron View 1, Brook Street**  
Mold, Flintshire,  
CH71PH

**Price**  
**£159,950**

**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 DECEPTIVELY SPACIOUS TWO/THREE BEDROOM END TERRACED HOUSE in a convenient town centre location with pleasant views across neighbouring school fields and beyond. Forming part of a traditional row of terraced houses with two reception rooms, a modern kitchen with breakfast room, gas fired central heating and double glazing. It affords versatile accommodation, ideal for either the first time buyer or young family; briefly comprising: entrance porch, reception hall, living room (presently used as a ground floor bedroom), sitting room, breakfast room, modern fitted kitchen with extensive range of white cupboard units, first floor landing, two double bedrooms and bathroom with three piece suite and electric shower. Front garden and enclosed yard area to the rear.



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## LOCATION



Mold is a thriving market town situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with both English and Welsh medium primary and secondary schools and leisure facilities.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

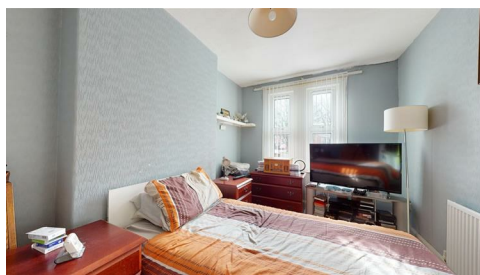
UPVC double glazed front door to entrance porch, electricity meter, full length inner door to reception hall.

### RECEPTION HALL

Double glazed window to the side gable, laminate wood effect flooring, radiator.

### LIVING ROOM

2.72m x 2.82m (8'11" x 9'3")



Presently used as a third bedroom with double glazed windows to the front with open aspect, laminate wood effect flooring, TV aerial point, radiator.

## SITTING ROOM

3.78m x 4.60m (12'5" x 15'1")



High level double glazed window to the side gable, staircase to the first floor with storage cupboard beneath, TV aerial point, laminate flooring, telephone point, radiator. Sliding door to breakfast room.



## BREAKFAST ROOM

2.16m x 3.07m (7'1" x 10'1")



Double glazed window, continuation of laminate flooring, radiator, opening with step leading through to the kitchen.



## KITCHEN

2.16m x 4.52m (7'1" x 14'10")



Fitted with a modern range of white fronted base and wall units extending primarily to two walls with dark tone worktops and matching tiled splashback. Inset sink unit with mixer tap, space for electric cooker, fitted cooker hood, plumbing for washing machine, space for tumble dryer. Recessed ceiling lighting, tiled floor, double glazed window, UPVC double glazed exterior door.

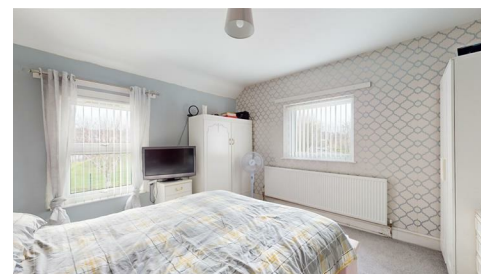


## FIRST FLOOR LANDING

Double glazed window.

## BEDROOM ONE

3.81m x 3.99m (12'6" x 13'1")

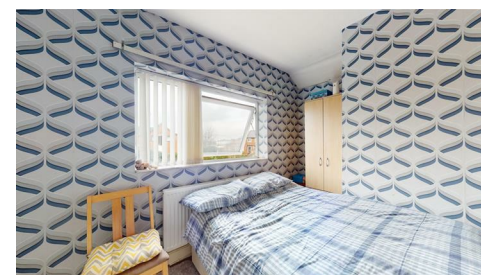


A well lit room with double glazed windows to front and side elevations with pleasing views over the school playing fields opposite, high ceiling, radiator.



## BEDROOM TWO

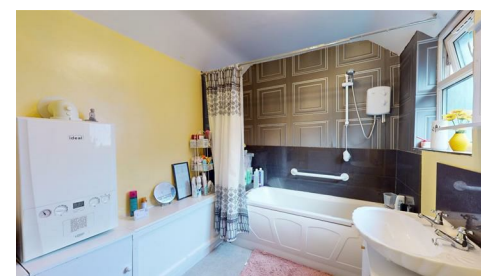
2.57m x 3.66m max (8'5" x 12' max)



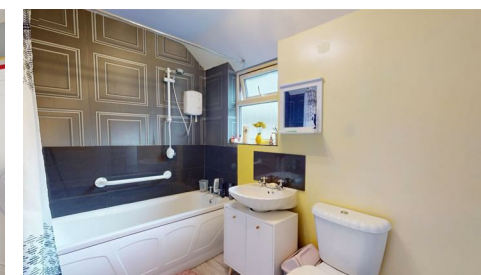
A double size room with double glazed window to the side elevation, built in wardrobe and double panelled radiator.

## BATHROOM

2.18m x 2.82m (7'2" x 9'3")



A large bathroom fitted with a white suite with panelled bath with electric shower, pedestal wash basin and low flush WC. Ideal Logic gas fired combination boiler, double panelled radiator, double glazed window with frosted glass.



## OUTSIDE



A small front enclosed garden area with gated access.

## REAR YARD

A long rectangular shaped enclosed area with gated access to the rear.

## DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street and take the first right handed turning onto Glanrafon Road. Follow the road to the end and bear left at the junction onto Brook Street whereupon the property is the first property on the left hand side.

## AGENTS NOTES

### TENURE

Understood to be Freehold

### COUNCIL TAX

Flintshire County Council - Tax Band B

### 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/PMW