

8 County Road, Leeswood, Mold, Flintshire, CH7 4RF

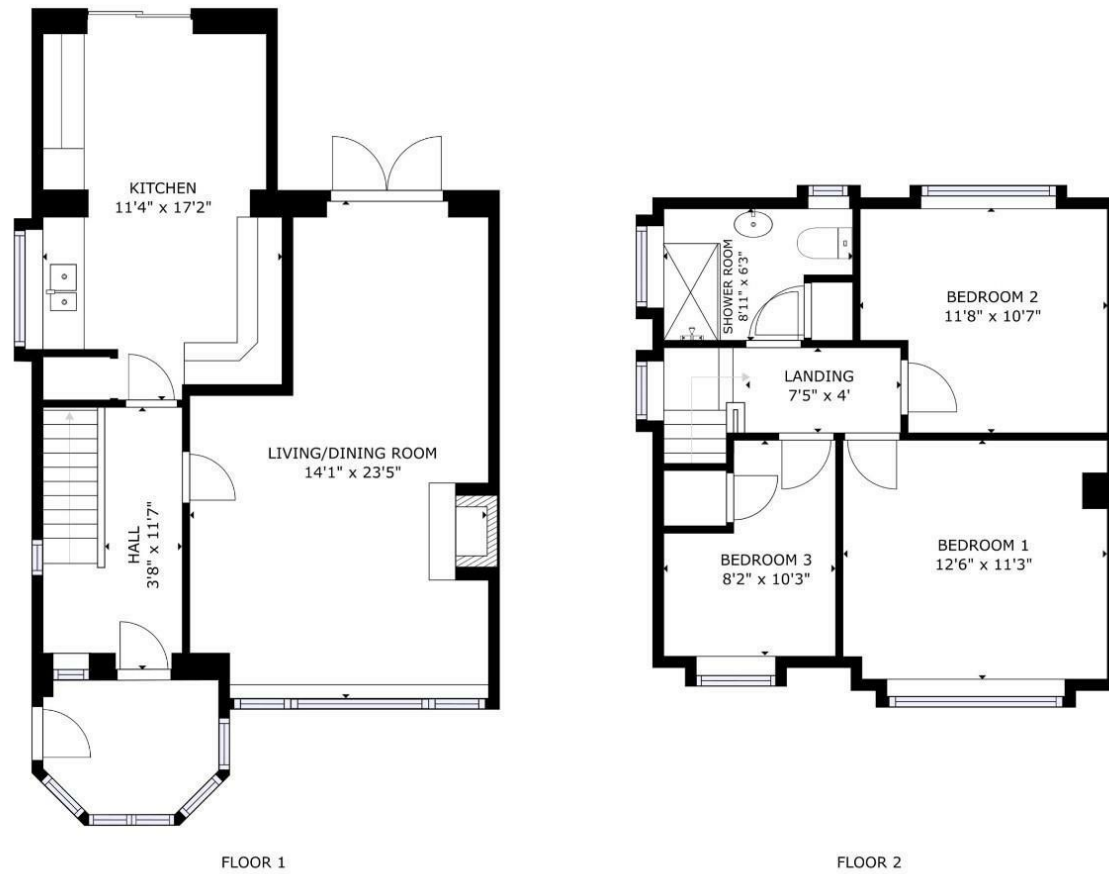
**Cavendish**  
ESTATE AGENTS

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



GROSS INTERNAL AREA  
FLOOR 1: 566 sq ft, FLOOR 2: 472 sq ft  
EXCLUDED AREA: COVERED PORCH: 48 sq ft  
TOTAL: 1038 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
70	83

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 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  
(61-91) B  
(69-90) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



**8 County Road**  
Leeswood, Mold, Flintshire,  
CH7 4RF

**Price**  
**£210,000**

**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 WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE, standing in large private gardens to the centre of Leeswood village. Enjoying a pleasant position along County Road with views over the surrounding area and benefiting from gas fired central heating and double glazing. To the rear is a private landscaped garden with patio. Affording an well maintained family home in brief comprising; front entrance porch, reception hall, open plan living/dining room with feature marble fireplace, extended kitchen with modern range of units and integrated appliances, first floor landing, three good sized bedrooms (two doubles) and shower room. Driveway, large single garage and enclosed garden , not directly overlooked. No onward chain.



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## LOCATION



Leeswood is an established village community located in a rural setting some 3 miles from the market town of Mold. There are facilities catering for daily requirements within the village to include a general stores and primary school, whilst Mold provides a wider range of shopping, secondary schools and good road links towards Chester, Deeside and beyond. The A5109 Chester to Corwen Road is nearby, enabling ease of access throughout the region and to the A55 at Dobshell. The City of Chester is some 12 miles.

## THE ACCOMMODATION COMPRISES

## FRONT ENTRANCE PORCH



UPVC double glazed front door to entrance porch with full length double glazed windows, polycarbonate type roof covering, tiled floor, wall light point, power points and double glazed UPVC inner door reception hall.

## RECEPTION HALL



Staircase to the first floor, double glazed window with frosted glass, telephone point, laminate flooring and radiator.

## LIVING/DINING ROOM

4.29m x 7.14m (14'1" x 23'5")



An open plan dual aspect room with double glazed window to the front and French doors to the rear overlooking the garden. Feature marble fireplace and hearth with coal effect gas fire, TV aerial point, coved ceiling and two panelled radiators.



## KITCHEN BREAKFAST ROOM

3.45m x 5.23m (11'4" x 17'2")



Refurbished with a range of grey gloss finished base and wall units with contrasting marble effect work surfaces with matching upstands and inset Franke composite sink unit with preparation bowl and mixer tap. Integrated appliances comprising ceramic hob, cooker hood, double electric oven

and fridge. Plumbing and void for washing machine, tiled floor, radiator and Glow Worm wall mounted gas fired central heating boiler. Double glazed window to the side gable and double glazed patio door providing access to the garden.



## FIRST FLOOR LANDING



Double glazed window to the side elevation, loft access, radiator and white panelled interior doors to all rooms.

## BEDROOM ONE

3.81m x 3.43m (12'6" x 11'3")



Double glazed window to the front with views across to surrounding hillside and radiator.

## BEDROOM TWO

3.56m x 3.23m (11'8" x 10'7")



Double glazed window to the rear with open aspect and radiator.

## BEDROOM THREE

2.49m x 3.12m (8'2" x 10'3")



Double glazed window to the front with views, radiator and built in shelved cupboard.

## SHOWER ROOM

2.72m x 1.91m (8'11" x 6'3")



Comprising a walk in shower with glazed screen and electric shower, pedestal wash basin and low flush WC. Fully tiled walls, tile effect vinyl floor covering, two double glazed windows with frosted glass, and airing cupboard with hot water cylinder tank.

## OUTSIDE

A long tarmac driveway extending to the front of the property providing ample off road parking and access to the garage located to the rear. A gate from the drive leads through to the garden. Cold water tap on drive.

## FRONT GARDEN

A large open plan front lawned garden area with

block paved pathway leading to the front of the property.

## REAR GARDEN



To the rear is a good size and privately enclosed garden which has been attractively landscaped for ease of maintenance with a large block paved patio area and loose slate chipped areas beyond. The garden is well screened with a high mature conifer hedge and also includes an outside light.



## GARAGE

A prefabricated single garage with up and over door, side door to the garden and light installed.

## DIRECTIONS

From the Agent's Mold Office proceed down Wrexham Street and on reaching the roundabout take the third exit. Follow this road to the junction and bear right onto the A541 Wrexham Road. Follow this road into Pontblyddyn and turn right after the petrol station onto the A5104 Corwen Road. Follow the road for approximately 0.5 mile and take the right hand turning for Leeswood. Proceed to the top of the hill and bear right onto County Road whereupon the property will be found on the left hand side, denoted by the Agent's 'For Sale' board.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band D

## 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