

GROSS INTERNAL AREA  
FLOOR 1: 1096 sq. ft, FLOOR 2: 788 sq. ft  
EXCLUDED AREAS: GARAGE: 373 sq. ft  
PATIO: 669 sq. ft, PORCH: 205 sq. ft  
REDUCED HEADROOM BELOW 1.5M: 44 sq. ft  
TOTAL: 1884 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
74	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**Badgers Rise Ffordd Newydd**  
Mold, Flintshire  
CH71GX

**Price**  
**£495,000**

\*INDIVIDUAL 4 BEDROOM PROPERTY IN DESIRABLE POSITION \*LARGE PRIVATE GARDEN \*SUPERB EXTENDED KITCHEN/FAMILY ROOM \*DOUBLE GARAGE/HOME GYM

A spacious and well appointed four bedroom detached house of individual design, standing within large mature gardens in a secluded position on the periphery of Mold. Affording well presented family accommodation which has benefitted from extension and recent exterior landscaping. Features include a superb open-plan kitchen/dining/family room with a quality range of in-frame units, AGA range cooker and bi-fold doors to the garden, a spacious open plan living room with adjoining garden room, master bedroom with fitted wardrobes and en-suite shower room, three further good sized bedrooms and family bathroom with four piece suite. Outside there is a wide brick paved drive affording off-road parking for several cars, a large integral garage with electric door, presently used as a home gym, and an extensive informal lawned garden with walled patio. High standard of decorative order, uPVC double glazed windows and exterior doors and gas fired central heating.

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.



**LOCATION**



Badgers Rise dates from circa 2002 with latter additions in 2012 and forms part of the noted and highly sought after St Mary's Park development on the outskirts of Mold. The town centre affords a good range of shops catering for most daily needs and local schools for all ages are available within walking distance. The property occupies a very private position and has ample off-road parking for several cars and a large and very private rear garden with an extensive natural stone patio.

**THE ACCOMMODATION COMPRISES:**

A deep covered front entrance with wall light point and light oak effect double glazed front door to:

**RECEPTION HALL**

4.17m x 2.03m (13'8" x 6'8")

Oak spindled staircase to the first floor, Travertine tiled floor, coved ceiling with recessed lighting, telephone point, alarm control panel, double panelled radiator and hardwood interior doors. Understairs storage cupboard with light.

**CLOAKROOM/WC**

0.86m x 1.85m (2'10" x 6'1")

Comprising: pedestal wash basin with tiled splash back and low flush WC. Travertine tiled floor, chrome towel radiator, extractor fan and recessed ceiling lighting.

**LOUNGE**

6.58m x 6.27m max overall (21'7" x 20'7" max overall)



A spacious open plan room with a wide double glazed bay window to the front, further full length double glazed windows to the side gable and matching window overlooking the rear patio. Recessed fireplace with slate hearth and multi-fuel stove, coved ceiling with recessed ceiling lighting, connection for wall mounted TV, two radiators and an internal door leading though to the Kitchen. Opening to:



**PATIO**



Immediately to the rear is a large walled patio area with natural stone paving, brick walling, and numerous outside lights.

**TENURE**

The property is Freehold.

**COUNCIL TAX**

Flintshire County Council - Council Tax Band G.

**DIRECTIONS**

From the Agent's Mold office proceed along New Street and thereafter onto Ruthin Road and after about three quarters of a mile take the left turning into the Ffordd Newydd development. Follow the road into the development and up the hill and take the right handed turning immediately after number 40 Ffordd Newydd into the wide brick paved driveway whereupon the property will be found set back on the right hand side.

**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**

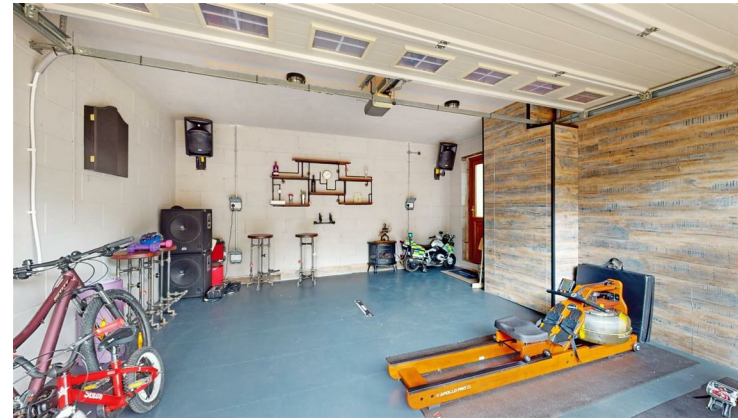
By appointment through the Agent's Mold Office 01352 751515.

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

DCW/CC



**DOUBLE GARAGE**  
4.62m x 5.08m (15'2" x 16'8")



**GARDEN ROOM**  
3.23m x 3.20m (10'7" x 10'6")



A semi-octagonal shaped room with full length double glazed windows and matching French doors to the side patio, vaulted ceiling with two Velux double glazed roof lights, wall light point and TV aerial point.

**KITCHEN DINING/FAMILY ROOM**  
12.80m x 3.58m max overall (42' x 11'9" max overall)



An extended and spacious open plan room combining kitchen, dining and seating areas with a vaulted ceiling to part with exposed oak timbers, three remote-controlled double glazed Velux roof windows, double glazed windows to three aspects and matching bi-fold doors to the patio. The kitchen is fitted with a quality range of solid wood in-frame designed units with a combination of light cream and mauve coloured door fronts, solid matt black granite work surfaces with granite up-stands and tiled splashback. Villeroy and Boch twin bowl enamel sink with traditional style mixer tap and AGA dual fuel range cooker with six gas burners, griddle plate and four ovens beneath. Additional features include, glazed display cabinets, a pull out larder unit, integrated dishwasher, larder fridge, tall freezer and wine chiller. Breakfast bar, white plank effect laminate flooring, three traditional style radiators and recessed ceiling lighting.

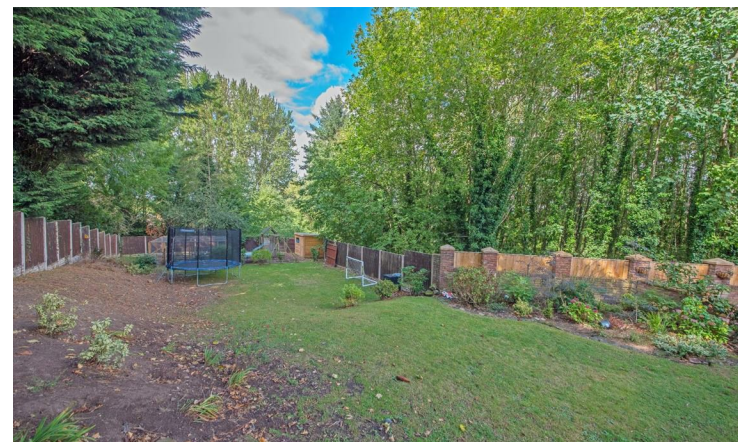


**OUTSIDE**



Presently used as a home gym. Electric/remote controlled door, double glazed side door, lights and power points, feature wood effect wall panelling with concealed cupboards housing the Worcester gas fired central heating boiler and electricity consumer unit.

**REAR GARDEN**



To the rear of the property is a large and very private garden which enjoys a wooded setting and includes a tiered lawned which leads down to a children's barked play area to the lower part. The garden is fully enclosed and also includes a hen coop and timber garden shed, various established shrubs, bushes and fruit trees.

The property occupies a secluded position set back from Ffordd Newydd and is approached via a right of access over a private drive leading to this and to two other neighbouring properties. The drive leads to a wide paved drive forming part of Badgers Rise with parking for several cars as well as access to the integral double garage. The driveway has recently been extended to provide additional parking with timber retaining walls and barked shrubbery borders above. Outside lights, timber garden shed and paved pathways to either side of the property leading through to the rear.



**BEDROOM ONE**  
3.48m x 4.24m (11'5" x 13'11")



Dual aspect room with a range of fitted wardrobe units, dark wood effect laminate flooring, coved ceiling with recessed lighting, wall light points and radiator.



Bedroom two with a semi vaulted ceiling, double glazed circular window, and double glazed dormer window to the side. Shaped ceiling with recessed ceiling lighting, TV aerial point and radiator.

**BEDROOM TWO**  
3.73m x 4.24m (12'3" x 13'11")



Bedroom three with a semi vaulted ceiling, double glazed circular window, and double glazed dormer window to the side. Shaped ceiling with recessed ceiling lighting, TV aerial point and radiator.

**BEDROOM THREE**  
3.58m x 3.53m into recess (11'9" x 11'7" into recess)



Double glazed window to the rear and radiator.

**BEDROOM FOUR**  
2.51m x 3.53m (8'3" x 11'7")



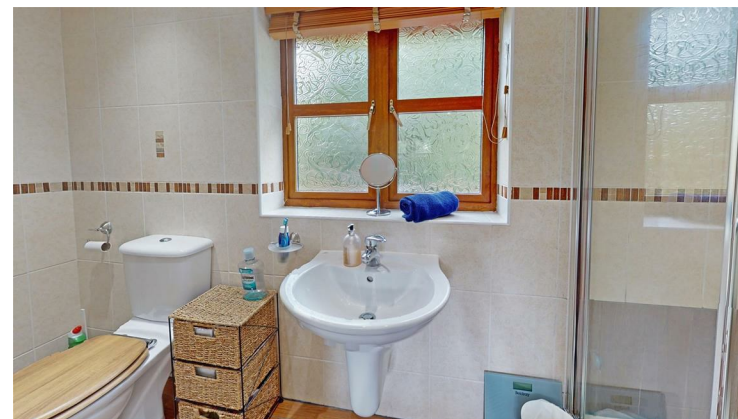
Double glazed window to the rear and radiator.

**FAMILY BATHROOM**  
2.06m x 3.15m (6'9" x 10'4")



A large bathroom with four-piece suite comprising: tiled panelled bath with mixer tap, walk-in shower with glazed screen and mains shower valve, semi-pedestal wash basin with mixer tap and low level dual flush WC. Attractive fully tiled walls with matching wood effect tiled floor, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

**EN-SUITE**  
3.48m x 1.14m (11'5" x 3'9")



A well-appointed en-suite shower room comprising; large

**UTILITY**  
1.47m x 1.85m (4'10" x 6'1")  
With matching worktops and wall cupboards to the kitchen, integrated Neff combination microwave, plumbing for washing machine and space for tumble dryer. Laminate flooring, radiator, extractor fan and UPVC double glazed exterior door.

**FIRST FLOOR LANDING**  
Double glazed window to front, coved ceiling, two deep built-in shelved cupboards and hardwood interior doors to all rooms.