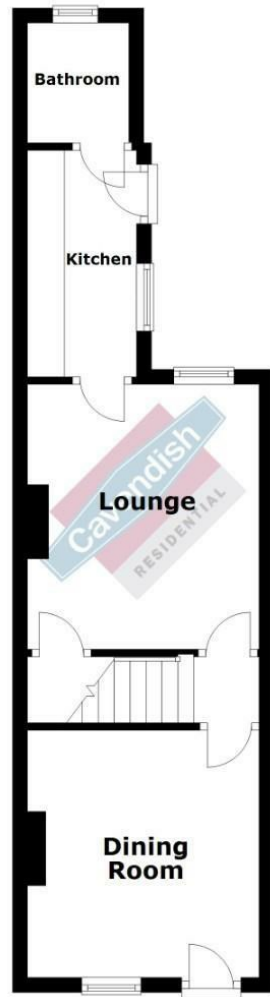
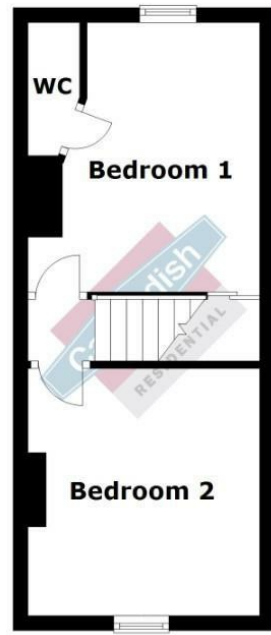


5 Gladstone Street, Mold, Flintshire, CH71PF

Ground Floor



First Floor



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	
63	85
England & Wales	
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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



5 Gladstone Street
Mold, Flintshire,
CH71PF

Price
£135,000

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 two bedroom mid-terraced house with a long rectangular shaped garden forming part of a small row of similar properties within this convenient residential area a short distance from the centre of Mold. Affording comfortable two bedroom accommodation, ideal for the first time buyer, with two reception rooms, both with feature fireplaces, an updated kitchen and bathroom, gas fired central heating and double glazing. In brief comprising: dining room, lounge, kitchen, rear hallway, modern ground floor bathroom and two good sized bedrooms to the first floor, one with a shower and separate wc.



www.cavendishproperties.co.uk

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:

UPVC double glazed front door to:

DINING ROOM

3.33m x 3.12m (10'11" x 10'3")



Double glazed window to the front, pine fireplace with black arched inset, tiled hearth and open fire grate. TV aerial point, radiator and gas meter cupboard. Pine internal door to the inner hallway.

**INNER HALLWAY**

Staircase to the first floor and internal door to the lounge.

LOUNGE

3.58m x 3.20m (11'9" x 10'6")



Double glazed window to the rear, pine fireplace surround with black arched inset, tiled hearth and open grate. Beamed ceiling, radiator, telephone point and understairs storage cupboard. Door to the kitchen.

**KITCHEN**

3.05m x 1.47m (10'0" x 4'10")



Fitted with a range of white fronted base and wall units with dark toned worktops, inset sink unit with mixer tap and tiled splashback. Integrated Hotpoint oven, Stoves hob and cooker hood. Electricity meter cupboard, tiled floor, double glazed window and UPVC double glazed exterior door. Door to the ground floor bathroom.

**BATHROOM**

1.60m x 1.47m (5'3" x 4'10")



Fitted with a modern white suite comprising panelled bath with shower and glazed screen, pedestal wash basin and wc. Tiled walls and floor, radiator and double glazed window.

FIRST FLOOR**BEDROOM ONE**

3.35m x 3.18m (11'0" x 10'5")



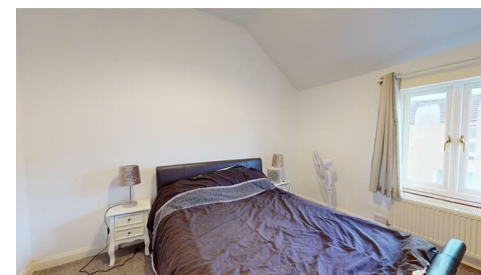
Double glazed window to the rear with open aspect, high ceiling, radiator, shower cubicle with folding screen and electric shower unit, and tv aerial point.

**SEPARATE WC**

Comprising low flush wc, part tiled walls and also housing the Worcester gas fired central heating boiler.

BEDROOM TWO

3.58m x 2.74m + recess (11'9" x 9'0" + recess)



A double sized room with double glazed window to the front and radiator.

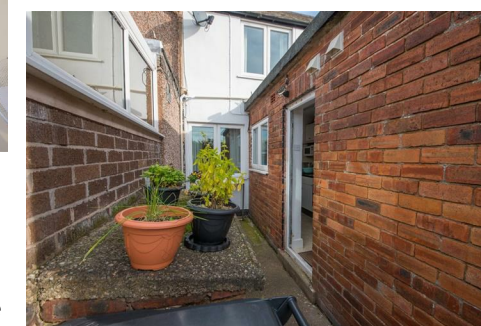
**OUTSIDE**

Small domestic area immediately to the rear of the property with bin store, outside

light, tap and access onto a shared pathway. Access beyond leads to the garden.

GARDEN

To the rear is a long rectangular shaped garden which is divided in two parts with panelled fencing and a small timber garden shed.

**COUNCIL TAX**

Flintshire County Council - Council Tax Band C.

TENURE

Freehold

DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street and take the first right handed turning after a short distance onto Glanrafon Road. Gladstone Street is then the second turning on the left, whereupon the property will be found on the immediate 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/JF