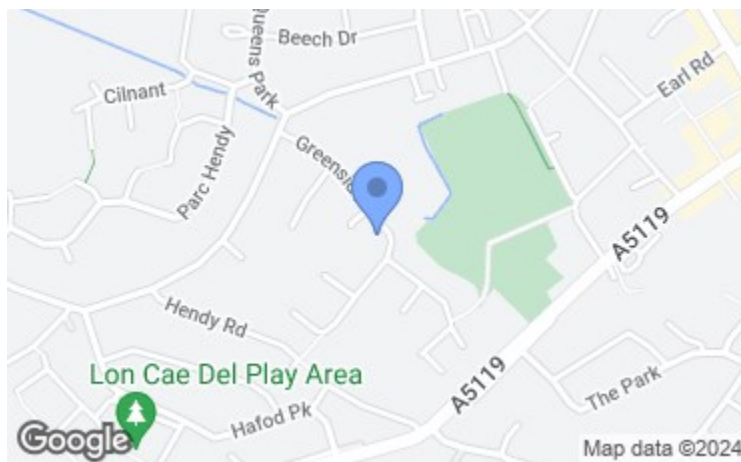


FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 1965 sq.ft. FLOOR 2 609 sq.ft.  
EXCLUDED AREAS : DOUBLE GARAGE 324 sq.ft.  
TOTAL : 1,574 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	74 86
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) 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

**14 Greenside**  
Mold, Flintshire  
CH7 1TN

**Price**  
**£385,000**

A SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE WITH GENEROUS GROUND FLOOR LIVING ACCOMMODATION, DOUBLE GARAGE, PARKING FOR SEVERAL CARS AND COURTYARD GARDEN. Occupying a corner position within this established and popular residential area within walking distance of Mold town centre, local schools and amenities. Providing an ideal family sized home with an adaptable ground floor living area with three reception rooms, one of which could be utilised as an optional 5th bedroom. In brief comprising; reception hall, cloakroom/WC, living room, study, a modern kitchen with adjoining dining area, family room, first floor landing, four bedrooms and modern family bathroom. To the front is a wide drive providing off road parking for several cars and a substantial attached double garage, presently used as an art studio/workshop. Gas fired central heating system with updated boiler and replacement UPVC double glazed windows. Planning permission previously granted, now lapsed, for a first floor extension. INSPECTION RECOMMENDED.

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**

The sale affords an opportunity to acquire a spacious four/five bedroom detached house located in this noted residential development, within walking distance of the town centre and town park. Mold town centre 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 and regional arts centre and production theatre, Theatr Clwyd. The A494 is within a short drive enabling ease of access to the A55 Expressway, Chester, Wrexham and motorway network beyond.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Wood panelled front door with single glazed side screens to either side to reception hall.

**RECEPTION HALL**

2.41m x 4.17m (7'11" x 13'8")



Staircase to the first floor, deep coved ceiling and radiator.

**CLOAKROOM/WC**

2.41m x 1.14m (7'11" x 3'9")



Fitted with a modern suite comprising vanity wash basin with cabinet beneath and low flush WC. Half tiled walls, tiled floor, chrome towel radiator and double glazed window with frosted glass.

**COUNCIL TAX**

Flintshire County Council - Tax Band F

**AGENTS NOTE**

We are advised that planning consent was previously granted for a first floor extension, now lapsed. Planning Reference: 54662.

**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/PMW

cars as well as access to the attached double garage. Borders extend to the sides of the drive and brick paved pathway lead to the front door. Gated pathway to the side of the house leads through to the rear garden.

#### FRONT GARDEN



Front lawned garden with various established bushes and shrubs and small timber garden shed.



#### DOUBLE GARAGE

5.18m x 5.66m (17'52" x 18'7")

A substantial double garage presently used as an art studio/workshop with double glazed window to the rear, a large Belfast style sink unit with hot and cold supply, work benches, power and light installed and twin timber doors to the front, one of which is presently blocked off. Plumbing for washing machine and space for tumble dryer and freezer.

#### REAR COURTYARD



To the rear is a pleasant paved courtyard which enjoys a southerly aspect and includes raised borders, outside lights and tap.



#### 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 turn left immediately after the Bryn Gwalia School onto Greenside. Follow the road ahead whereupon the property will be located on the right hand side.

#### TENURE

Understood to be Freehold

#### LIVING ROOM

3.78m x 5.89m (12'5" x 19'4")



A spacious and well lit room with double glazed windows to the front and side elevations with views over the garden, deep coved ceiling, fitted cabinets with open shelving extending the full length of one wall, TV aerial point, telephone point and two radiators.



#### STUDY/OPTIONAL BEDROOM

3.20m x 3.15m (10'6" x 10'4")

A versatile room with double glazed window overlooking the rear courtyard and radiator.

#### KITCHEN

3.05m x 3.94m (10' x 12'11")



Well appointed with a modern range of gloss white fronted base and wall units with stainless steel handles and contrasting dark toned speckle effect work surfaces. Inset sink unit with preparation bowl and mixer tap, tiled splashback, under cupboard lighting and range of integrated appliances comprising ceramic hob, contemporary style stainless steel cooker hood, electric oven, combination microwave and dishwasher. Double glazed window to the front, tiled floor and radiator. Opening to dining room.





**FAMILY ROOM**  
4.27m x 3.15m (14' x 10'4")



A dual aspect room with two large double glazed windows to the front overlooking the gardens and radiator.

**BEDROOM ONE**  
3.78m x 3.35m (12'5" x 11')



A dual aspect room with two double glazed windows with views over the surrounding area and radiator.

**BEDROOM THREE**  
3.43m x 2.67m max into recess (11'3" x 8'9" max into recess)



A double size room with double glazed window and radiator.

**BEDROOM FOUR**  
2.74m x 2.44m (9' x 8')  
Double glazed window and radiator.



**FAMILY BATHROOM**  
2.41m x 1.75m (7'11" x 5'9")



A modern well appointed fully tiled bathroom comprising panelled bath with mains shower valve and glazed screen, vanity wash basin with white vanity drawers beneath and low flush WC with concealed cistern. Attractive tiled walls with matching tiled floor, chrome towel radiator and double glazed window with frosted glass.

**OUTSIDE**  
The property occupies a corner position within this established development and is approached over a wide tarmac drive which affords off road parking for several

**DINING ROOM**  
3.68m x 4.24m max into recess (12'1" x 13'11" max into recess)



A well lit room with double glazed windows and French doors providing access to the adjoining courtyard, continuation of the tiled floor, built in shelved pantry cupboard, further built in cupboard housing the gas fired central heating boiler, double glazed exterior door to the driveway and internal door to the garage. Two wall light points and radiator.



**FIRST FLOOR LANDING**



Double glazed window, loft access and radiator. White panelled interior doors lead to all rooms.

**BEDROOM TWO**  
3.43m x 3.15m (11'3" x 10'4")



Double glazed window and radiator.