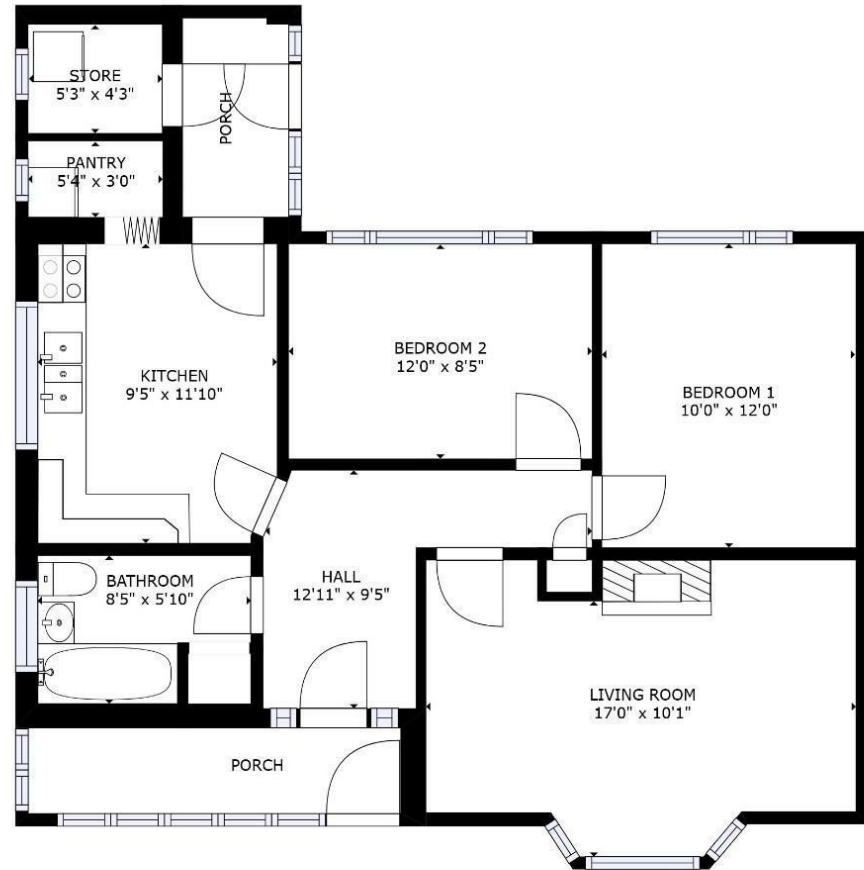


11 Pren Avenue, Mynydd Isa, Mold, Flintshire, CH7 6UU



TOTAL: 717 sq. ft  
 FLOOR 1: 717 sq. ft  
 EXCLUDED AREAS: SCREENED PORCH: 50 sq. ft, PORCH: 33 sq. ft

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
57	84
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 (49-60) C (35-58) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**11 Pren Avenue**  
 Mynydd Isa, Mold, Flintshire,  
 CH7 6UU

**Price**  
**£225,000**

A TRADITIONAL TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND CARPORT, standing within low maintenance gardens within this established residential area of Mynydd Isa near to local shops and bus services, approximately two miles from Mold. Affording well proportioned accommodation with the benefit of replacement triple glazed windows and gas fired central heating system whilst affording scope for some further updating to personal requirements. In brief providing: enclosed front entrance porch, reception hall, living room with bay window, kitchen/diner with pantry cupboard, rear porch with useful store/utility, two double bedrooms and bathroom. Outside there is a wide driveway, a pre fabricated garage with attached carport; and low maintenance rear garden.



www.cavendishproperties.co.uk

**Cavendish**  
**ESTATE AGENTS**

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

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Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



## LOCATION



The property is located within this established and popular residential area to the upper part of Mynydd Isa, and stands in low maintenance gardens with a wide driveway with carport and garage. The village provides a small range of shops serving daily needs to include a Sainsburys mini-supermarket and newsagent, whilst nearby bus stops on Mold Road provide a regular service to Mold and Buckley. Both towns provide a comprehensive range of shops and amenities..

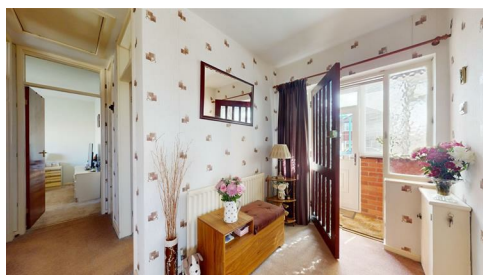
## THE ACCOMMODATION COMPRISES

## FRONT ENTRANCE PORCH

4.45m x 1.04m (14'7" x 3'5")

Modern UPVC double glazed front door to entrance porch with triple glazed windows to two sides, power points and glazed timber framed inner door to reception hall.

## RECEPTION HALL



Electricity meter cupboard, radiator, built in cupboard housing a pre lagged hot water cylinder tank and access via a pull down aluminium ladder leads to a boarded attic with light.

## LIVING ROOM

5.18m x 3.00m extending to 3.07m bay/fireplace (17' x 9'10" extending to 10'1" bay/fireplace)



Wide triple glazed bay window to the front, feature brick effect fireplace with coal effect gas fire, TV aerial point and two double panelled radiators.



## KITCHEN DINER

2.87m x 3.61m (9'5" x 11'10")



Range of base and wall units with wood trim and matching wood effect worktops. Inset composite sink unit with preparation bowl and mixer tap and tiled splashback. Integrated ceramic hob with cooker hood above and electric double oven with grill. Part tiled walls and double panelled radiator, glazed display cabinet, triple glazed window to the side elevation with views across to Moel Famau in the far distance.



## PANTRY

1.63m x 0.91m (5'4" x 3')

A useful pantry cupboard with shelving, power points, light and small triple glazed window with frosted glass.

## REAR PORCH

Triple glazed UPVC double glazed exterior door with matching side windows and internal door to utility/store.

## STORE

1.60m x 1.30m (5'3" x 4'3")

Plumbing for washing machine, triple glazed window, radiator, power points and Vaillant gas fired central heating boiler.

## BEDROOM ONE

3.05m x 3.66m (10' x 12')



Triple glazed window to the rear and radiator.

## BEDROOM TWO

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



Triple glazed window to the rear and radiator.

## BATHROOM

2.57m x 1.78m (8'5" x 5'10")



Fitted with a coloured suite comprising panelled bath with electric shower and screen, pedestal wash basin and low flush WC. Matching fully tiled walls, radiator, triple glazed window with frosted glass and built in shelved open fronted cupboard.

## OUTSIDE



The property is approached over a brick columned entrance leading to a wide tarmac driveway which extends to the side of the bungalow providing ample parking as well as access to the carport and garage. Access from the drive leads through to the rear garden.

## FRONT GARDEN



Mainly gravelled/paved front garden area for ease of maintenance with low brick walling. Outside light point and tap.

## REAR GARDEN



To the rear is a landscaped garden with part paved and tarmac areas with wide central raised flower beds. Timber garden shed.



## GARAGE



A pre fabricated concrete sectional single garage with up and over door, single glazed window and side door.

## DIRECTIONS

From the Agent's Mold Office continue down Chester Street to the roundabout, turn right onto Chester Road. At the main roundabout take the second exit signposted Mynydd Isa and Buckley. Continue into the village of Mynydd Isa, turn left onto Park Avenue (signposted for the sports ground) and then immediate right onto the service road. Follow the road to the top and turn left onto Ffordd Brigog which then leads into Pren Avenue. The property will be found on the right hand side.

## AGENTS NOTES

## 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