

GROSS INTERNAL AREA  
FLOOR 1: 1188 sq ft  
TOTAL: 1188 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	84
(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	Potential
(92 plus) A	84
(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	

**1 The Park**  
Mold, Flintshire  
CH71QL

**Price**  
**£345,000**

A HIGHLY APPOINTED THREE BEDROOM DETACHED BUNGALOW WITH SUPERB CONSERVATORY, DELIGHTFUL GARDEN AND GARAGE. Occupying an attractive corner position within this noted and much sought after area within walking distance of Mold town centre and local amenities. This well presented bungalow has benefited from a comprehensive programme of refurbishment and remodelling to provide spacious open plan living accommodation, incorporating modern fittings and a high attention to detail. Outside there is a double brick block paved drive, a detached garage with an electric door and log store; and a private rear garden with a patio areas, well stocked shrubbery borders, established blossom trees and a cedar framed greenhouse. In brief comprising L shaped reception hall with oak flooring, cloakroom/WC, spacious open plan living/dining room with inset multifuel stove, herringbone woodblock flooring and bi fold doors to the garden, a well appointed kitchen, superb conservatory with access to the garden, three good sized bedrooms, including two large doubles both with modern fitted wardrobes; and a highly appointed bathroom with five piece suite. Boarded loft, gas fired central heating and replacement uPVC double glazing and exterior doors. INSPECTION HIGHLY 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 Estate Agents Ltd.



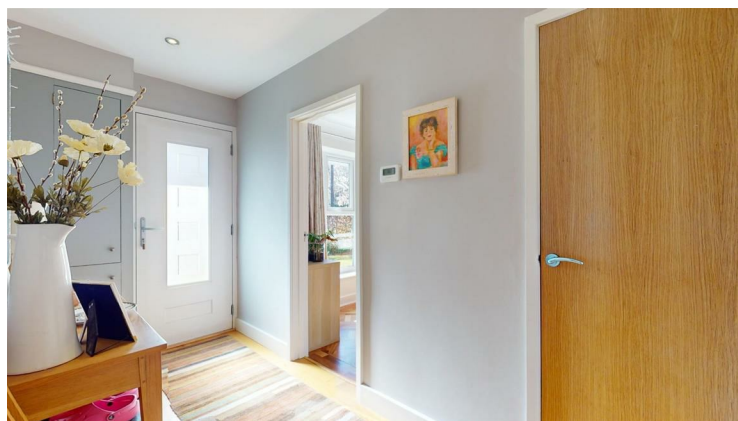


**LOCATION**

The sale affords a rare opportunity to acquire a superbly appointed three bedroom detached bungalow occupying an attractive corner position with a pleasant aspect to the front, opposite Ysgol Glanrafon. Mold provides a comprehensive range of shops for most daily needs and also has a popular twice weekly street market, post office, library and doctors' surgeries.

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

Modern wood grain effect composite double glazed door to L shaped reception hall.

**RECEPTION HALL**

Oak flooring, recessed ceiling lighting, radiator, built in cloaks cupboard, electricity meter cupboard and access to boarded loft via a pull down ladder. The loft houses the gas fired central heating boiler.

**CLOAKROOM/WC**

1.12m x 1.45m (3'8" x 4'9")

Comprising low flush WC with concealed cistern with oak shelf above and wash hand basin with tiled splashback. Tiled floor, radiator and extractor fan.

**LIVING/DINING ROOM**

7.54m x 3.96m reducing to 2.69m (24'9" x 13' reducing to 8'10")



A spacious open plan room with a wide double glazed window to the front with views over the garden, coved ceiling with recessed ceiling lighting, inset multifuel stove with tiled hearth, connection for wall mounted TV and herringbone wood block flooring Two radiators, double glazed bi fold doors to the garden and twin doors leading through to the conservatory. Opening from the dining area to the kitchen.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Flintshire County Council - Tax Band E

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**VIEWING**

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

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

DW/PMW

Amended JW

Amended NAD

Amended JH

Amended JW



**GARAGE**

5.77m x 2.87m (18'11" x 9'5")



Electric roller door, double glazed window, single glazed wood panelled side door and power and light installed. Attached log and bin store to the side of the garage.

**REAR GARDEN**



To the rear is a delightful privately garden with shaped lawn, extensive paved patio areas, gravelled pathways and well stocked shrubbery borders. The garden also has a selection of established blossom trees, a cedar framed greenhouse, measuring 9'10" x 7'3". Outside lights, tap and power points.



**DIRECTIONS**

From the Agent's Mold Office proceed along New Street and take the second left turning into The Park. Follow the road to its furthest point and around to the left whereupon the property will be found on the immediate left hand side.

**KITCHEN**

2.46m x 3.33m (8'1" x 10'11")



Fitted with a modern range of gloss cream fronted base and wall units with solid wood work surfaces and black composite Franke sink unit with mixer tap. Tiled splashback, space for gas range style cooker with fitted cooker hood above, void for fridge/freezer, under cupboard lighting, double glazed window, integrated dishwasher and void and plumbing for washing machine with concealed door front.





**CONSERVATORY**

3.94m x 4.09m max (12'11" x 13'5" max)



A splendid room with UPVC double glazed windows and exterior door to the garden, pitched double glazed roof, power points and wood veneered flooring.



**BEDROOM ONE**

3.25m x 4.47m max (10'8" x 14'8" max)



Double glazed window overlooking the rear garden, large

fitted full height wardrobe unit with sliding door front, laminate wood effect flooring, connection for wall mounted TV, recessed ceiling lighting and radiator.



**BEDROOM TWO**

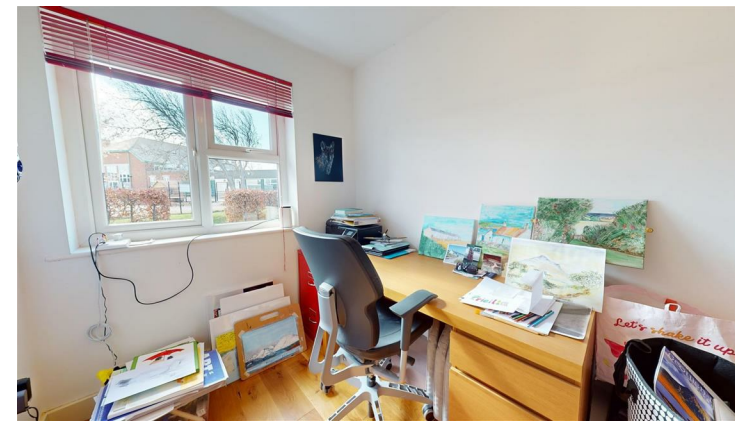
4.27m x 2.95m (14' x 9'8")



A double size room with two double glazed windows to the front, fitted full height wardrobe unit with sliding door front and radiator.

**BEDROOM THREE**

2.01m x 2.95m (6'7" x 9'8")



Double glazed window to the front, oak flooring, telephone point and radiator.

**BATHROOM**

2.90m x 3.33m max overall (9'6" x 10'11" max overall)



A spacious and well appointed bathroom with a modern white five piece suite comprising panelled bath with mixer shower tap, large corner shower cubicle with laminate wall panelling for ease of maintenance and Mira mains shower valve, pedestal wash basin with mixer tap, low flush WC, and bidet. Part tiled walls with speckled granite tiled floor, chrome towel radiator, recessed ceiling lighting, panelled radiator and double glazed window with frosted glass.



**OUTSIDE**

The property occupies an attractive corner position within this established residential area and is approached to the front via paved pathway leading to the front door.

**FRONT GARDEN**



Well maintained front garden area with mature beech hedging, deep and particularly well stocked shaped flower borders and extended pathway across the front elevation with gate providing access to the rear garden.

**DRIVEWAY**

To the side of the property is a wide driveway for two cars and access to the garage. A gate from the drive leads through to the rear garden.