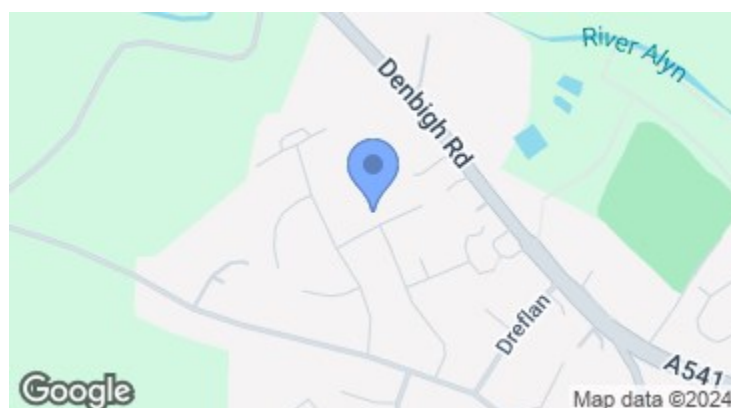


GROSS INTERNAL AREA
FLOOR 1: 943 sq ft
TOTAL: 943 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	81
(81-91) 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	



7 Sunny Ridge
Mold, Flintshire,
CH71RU

Price
£190,000

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 Estate Agents Ltd.

AN EXTENDED THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND PRIVATE GARDEN, forming part of this established and popular residential area, just off Gwernafield Road on the periphery of Mold town centre. Offering well proportioned accommodation having benefiting from extension to the rear whilst affording scope for refurbishment and modernisation to individual requirements. The accommodation with oil fired central heating, replacement double glazed windows and recently installed uPVC fascia boards and guttering in brief comprises; entrance porch, reception hall with built in cloaks cupboard, spacious living/dining room, kitchen, three good sized bedrooms, bedroom one with access to the garden; and shower room with separate WC. Driveway, attached garage and rear garden. No onward chain.



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**FRONT PORCH**

UPVC double glazed front door with side panel to entrance porch with tiled floor and glazed inner door to reception hall.

RECEPTION HALL

Deep built in double cloaks cupboard with storage cupboard above and further built in airing cupboard with hot water cylinder tank. Vinyl tile floor, telephone point, radiator and loft access.

LIVING/DINING ROOM

6.27m x 3.45m (20'7" x 11'4")



A spacious room with a wide double glazed window to the front, two double panelled radiators, TV aerial point and internal door to kitchen.

**KITCHEN**

3.43m x 2.59m (11'3" x 8'6")



Fitted with a range of beige fronted base and wall units with wood trim and mottled effect worktops, inset sink unit with mixer tap and tiled splashback. Freestanding oil fired central heating boiler, electric cooker point, built in pantry cupboard, plumbing for washing machine, double glazed window and UPVC double glazed exterior door.

**BEDROOM ONE**

5.13m x 2.77m max (16'10" x 9'1" max)



An extended room with UPVC double glazed French doors to the garden, range of wardrobe units to one wall with central dressing table and locker type storage cupboards above. Double panelled radiator.

BEDROOM TWO

3.56m x 3.38m (11'8" x 11'1")



A double size room with double glazed window overlooking the garden and radiator.

BEDROOM THREE

2.39m x 2.31m (7'10" x 7'7")



Double glazed window to the side elevation and radiator.

SHOWER ROOM

1.65m x 1.68m (5'5" x 5'6")



Comprising shower cubicle with laminate wall panels and electric shower, part tiled walls and pedestal wash basin. Radiator and two double glazed windows with frosted glass.

SEPARATE WC

Comprising low flush WC and double glazed window with frosted glass.

OUTSIDE

A concrete driveway extends to the sides of the property providing off road parking and access to the attached garage located to the rear.

FRONT GARDEN

Front garden area with established shrubs and hedging to the frontage. A path to the right hand gable leads through to the rear garden.

GARAGE

4.50m x 2.57m (14'9" x 8'5")

Up and over door, two single glazed windows and exterior door to garden.

REAR GARDEN

To the rear is a good sized private lawned garden with established shrubs and trees. Garden store.

**DIRECTIONS**

From the Agent's Mold Office, proceed up the High Street, through the traffic lights and bear left at the top of the road onto Pwll Glas. Follow the road to the junction with the Gwernaffield road and proceed straight ahead and then take the second right handed turning thereafter into Fford Pennant whereupon Sunny Ridge is the first turning on the right. No7 will then be found on the left hand side.

TENURE**COUNCIL TAX**

Flintshire County Council - Tax Band D

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

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