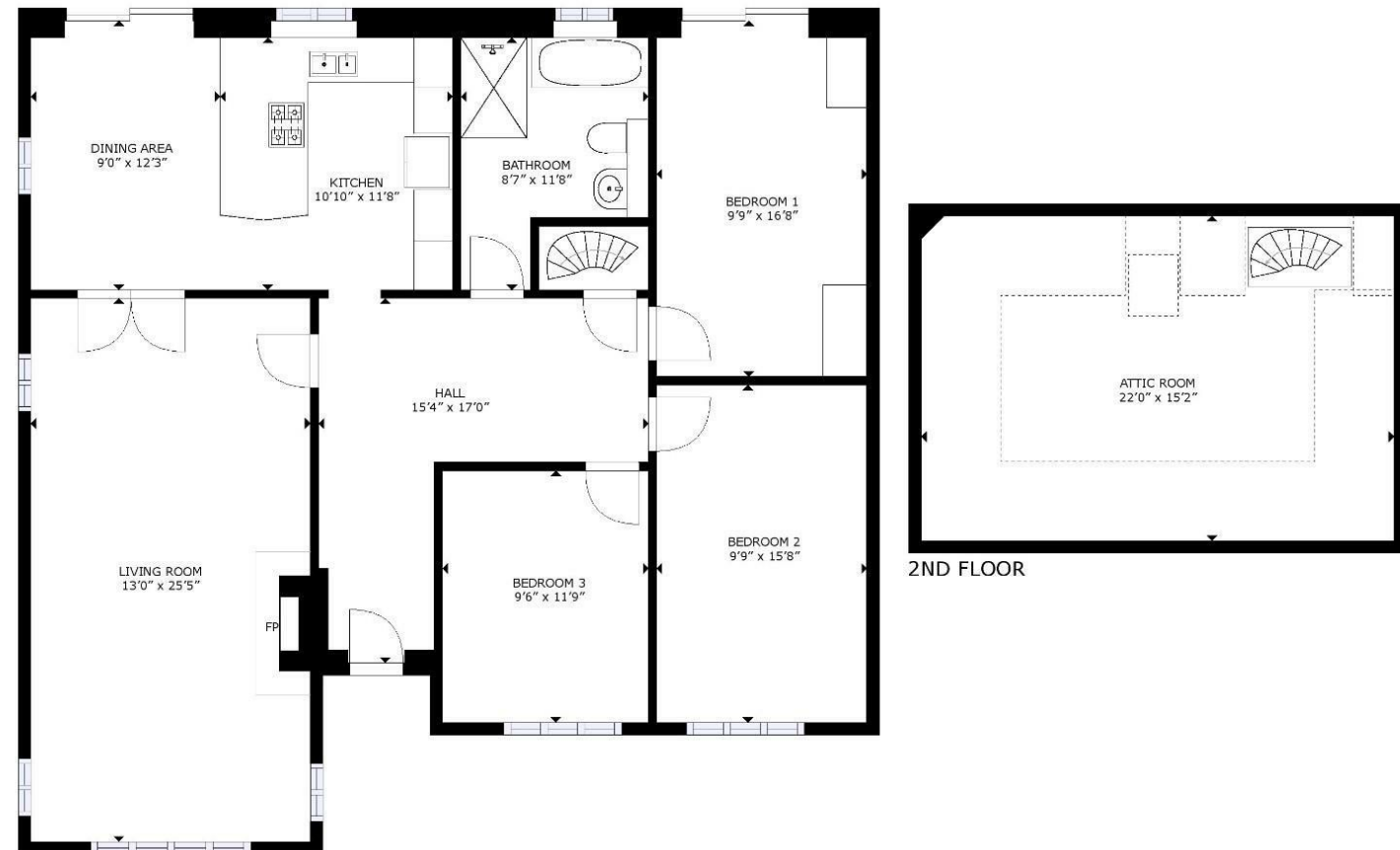


124 Park Avenue, Bryn-Y-Baal, Mold, Flintshire, CH7 6TR



GROSS INTERNAL AREA
 1ST FLOOR: 1,299 sq. ft. 2ND FLOOR: 98 sq. ft.
 TOTAL: 1,397 sq. ft.
 REDUCED HEADROOM BELOW: 1.5 M: 232 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
 ESTATE AGENTS

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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			
England & Wales		64	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

124 Park Avenue
 Bryn-Y-Baal, Mold, Flintshire
 CH7 6TR

Price
£350,000

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW OF INDIVIDUAL DESIGN WITH DOUBLE GARAGE, AMPLE PARKING AND LARGE MATURE REAR GARDEN. Occupying an attractive position to the upper part of this popular residential area, near to popular schools, local shops serving daily needs and the main road network. This well designed bungalow affords comfortable family sized accommodation centred around a spacious reception hall and in brief comprises: a superb living room with open fire grate, a well appointed kitchen/diner with modern range of units and granite worktops, three good size bedrooms, a highly appointed family bathroom with four piece suite and large boarded attic room with Velux rooflight. A particular feature are the extensive gardens with paved and timber decked patio areas and deep well stocked shrubbery borders. The property also benefits from a gas fired central heating, double glazing and recent redecoration throughout. Detached double garage with electric door. NO ONWARD CHAIN.



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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



Dating from circa 1992, the property is built of attractive brick faced elevations beneath a tiled roof and provides well appointed three bedroomed accommodation with spacious rooms and quality fittings. Bryn-y-Baal is a noted residential area located on the periphery of Mynydd Isa some 2.5 miles from Mold and within 1 mile of the A494(T) Road via Alltami, enabling ease of access for those wishing to commute throughout the region. There are schools for all ages close by and a small range of shops serving daily needs in Mynydd Isa, whilst Mold provides a more comprehensive range of shops, restaurants and leisure facilities.

THE ACCOMMODATION COMPRISES

Recessed front entrance with ceiling light point and dark wood effect uPVC double glazed front door to spacious Reception Hall.

RECEPTION HALL

4.67m x 5.18m max overall (15'4" x 17' max overall)



Tiled floor, double panelled radiator, coved ceiling, built in cupboard housing gas and electricity meters, enclosed spiral staircase to Loft Room and stained panelled interior doors to all rooms.



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 Mold Office - MRD

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

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

DW/SC

REAR GARDEN



A particular feature is the long, well established rear garden with wide paved patio area extending the full width of the plot with steps leading up to an informal lawned area divided into two parts with a variety of mature shrubs, bushes and trees. There are also two decked patio areas and a small timber garden shed located to the upper part of the garden. Security light and tap.

DIRECTIONS

From the Agent's Mold office continue up the High Street to the traffic lights turning right on to King Street. At the round about take the second exit sign posted Queensferry. Continue out of Mold in to the village of New Brighton and upon reaching the traffic lights turn right sign posted for Mynydd Isa. Continue over the fly over, and take the first left turn onto Bryn Road. Follow the road over the brow of the hill and take the next right thereafter onto Llewellyn Drive. Park Avenue is then the third turning on the right whereupon the property will be located on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

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.



LIVING ROOM

3.96m x 7.75m (13' x 25'5")



A spacious room with double glazed windows to the front and side elevations, feature brick fireplace/chimney breast with raised hearth and recessed open fire grate, solid maple flooring, TV aerial point, telephone point, 2 wall light points and double panelled radiator. Twin doors open to Kitchen/Diner.



KITCHEN/DINER

6.05m x 3.56m (19'10" x 11'8")



An attractive room fitted with a modern range of gloss cream fronted base and wall units with long brushed stainless steel handles and large dividing peninsula/breakfast bar unit with solid granite work surfaces with matching upstands. Under counter Franke stainless steel sink unit with preparation board and mixer tap and range of integrated appliances comprising touch control induction hob with suspended stainless steel cooker hood with light above, combination microwave oven and electric single oven. Integrated washing machine and dishwasher, both with concealed door fronts, and space for American style fridge freezer. Wood effect vinyl floor covering, radiator, recessed ceiling lighting and cupboard housing a Worcester gas fired central heating boiler. Double glazed windows to the side and rear elevations with views over the garden and patio matching door to outside.





BEDROOM 2
2.97m x 4.78m (9'9" x 15'8")



Double glazed window to the front, solid maple flooring and radiator.

BEDROOM 3
2.90m x 3.58m (9'6" x 11'9")



Double glazed window to the front and radiator.



BEDROOM 1
2.97m x 5.08m (9'9" x 16'8")



Double glazed patio door overlooking the rear garden, range of fitted wardrobe units to one wall with matching bedside cabinet, high level cupboard and dressing table. Solid maple flooring and radiator.

FAMILY BATHROOM
2.62m x 3.56m (8'7" x 11'8")



A well appointed luxury bathroom with four piece suite and attractive fully tiled walls and matching tiled floor. Comprising walk-in shower with full length screen and overhead shower unit, tiled panel bath, semi-pedestal wash basin and WC with concealed cistern. Granite shelf, feature tiling, recessed ceiling lighting, mirror fronted cabinet, extractor fan and double glazed window with frosted glass.



ATTIC ROOM
6.71m x 4.62m (22' x 15'2")



A useful boarded room approached by a spiral 'space saver' stairs. Radiator, recessed ceiling lighting, power points and Velux double glazed rooflight with blind overlooking the garden.

OUTSIDE

The property is set back off the road and is approached over a wide gravel driveway which extends across the full width of the plot providing ample parking for several vehicles as well as access to the garage. Shrubbery borders extend to either side of the drive with various mature shrubs and bushes and specimen tree. Outside security light and gated access to the side of the bungalow leading through to the rear garden.

GARAGE

5.38m x 4.67m (17'8" x 15'4")



A detached double garage with electric up and over door and power and light installed.