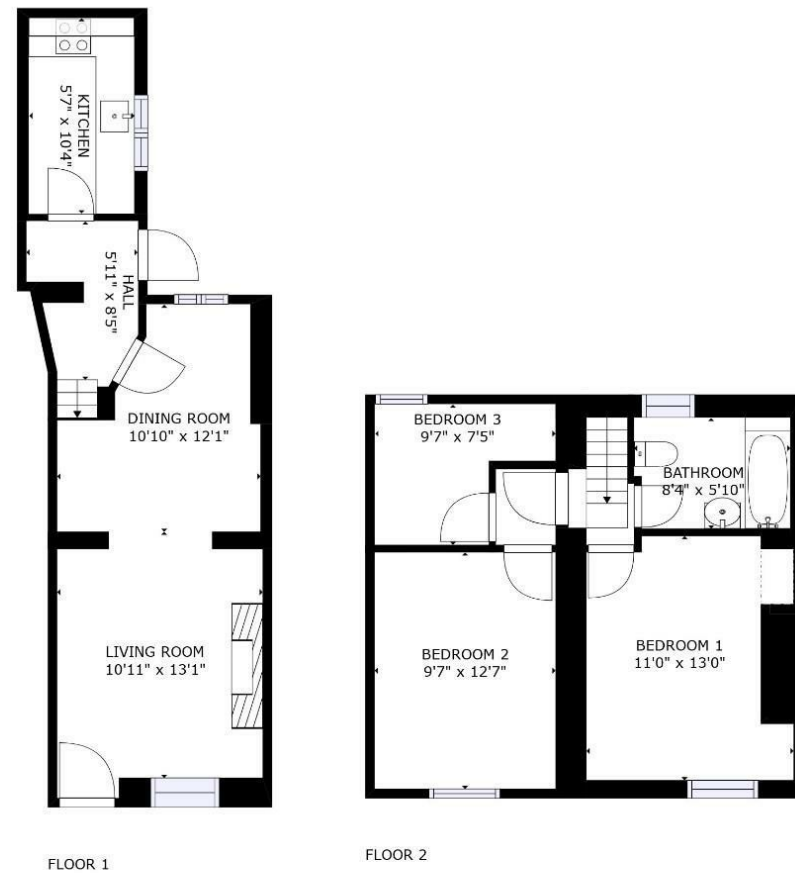


71 New Street, Mold, Flintshire, CH71NY



FLOOR 1

FLOOR 2

TOTAL: 784 sq. ft
 FLOOR 1: 361 sq. ft, FLOOR 2: 423 sq. ft
 EXCLUDED AREAS: CRAWL SPACE: 6 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	80
46	

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 ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



71 New Street
 Mold, Flintshire,
 CH71NY

Price
£150,000

A CHARMING THREE BEDROOM MID TERRACED STONE COTTAGE WITH SHARED COURTYARD IN A CONVENIENT TOWN CENTRE LOCATION. Positioned along New Street, a designated conservation area, within 500 meters of the High Street with its excellent range of shops and amenities. This attractive property provides deceptively spacious accommodation, ideal for a first time buyer or investment purchaser, benefitting from a gas fired central heating system, newly replaced boiler, new fitted carpets and redecoration. In brief providing; attractive sitting room with feature stone/brick fireplace and beams, dining room, inner hallway, kitchen, first floor landing, three bedrooms (including two doubles) and bathroom. Shared courtyard to rear. NO ONWARD CHAIN.

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.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk

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 primary and secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Wood panelled front door to living room.

LIVING ROOM

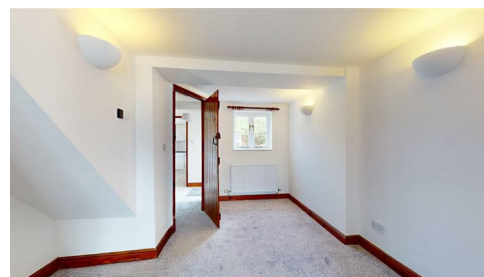
3.66m x 3.28m (12' x 10'9")



An attractive room with feature brick/stone fireplace with quarry tiled hearth and exposed beam (flue blocked off). Sash style window to the front, TV aerial point, beamed ceiling, two wall light points, double panelled radiator, and electricity meter cupboard. Opening to dining room.

**DINING ROOM**

3.63m x 3.23m max (11'11" x 10'7" max)



Double glazed window to the rear, three wall light points and double panelled radiator.

**INNER HALLWAY**

Staircase to the first floor, double panelled radiator, newly installed Navien gas fired central heating boiler, tiled floor to part and UPVC double glazed exterior door.

KITCHEN

3.15m x 1.68m (10'4" x 5'6")



Fitted with a range of white fronted base and wall units with grey worktops and inset sink unit with mixer tap. Tiled splashback, range of integrated appliances comprising ceramic hob, electric oven and cooker hood. Double panelled radiator, tiled floor and double glazed window.

FIRST FLOOR LANDING

Stained pine panelled interior doors.

BEDROOM ONE

3.89m x 3.30m max into alcoves (12'9" x 10'10" max into alcoves)



Sash style window to the front elevation, shaped ceiling and double panelled radiator.

**BEDROOM TWO**

3.84m x 2.87m (12'7" x 9'5")



A double size room with sash style dormer window to the front, and radiator.

BEDROOM THREE

2.21m x 2.87m max into recess (7'3" x 9'5" max into recess)



Sliding single glazed window to the rear and radiator.

BATHROOM

2.31m x 1.75m (7'7" x 5'9")



Fitted with a white suite comprising wood panelled bath, pedestal wash basin and low flush WC. Part tiled walls, radiator, sliding single glazed window and extractor fan.

OUTSIDE

Shared courtyard to rear with the adjoining cottage. We understand a pedestrian right of access leads through the courtyard to No 67 New Street.

**DIRECTIONS**

From the agent's Mold office proceed along New Street whereupon the property will be found a short distance on the right hand side next to the Ruthin Castle Inn.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band B

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