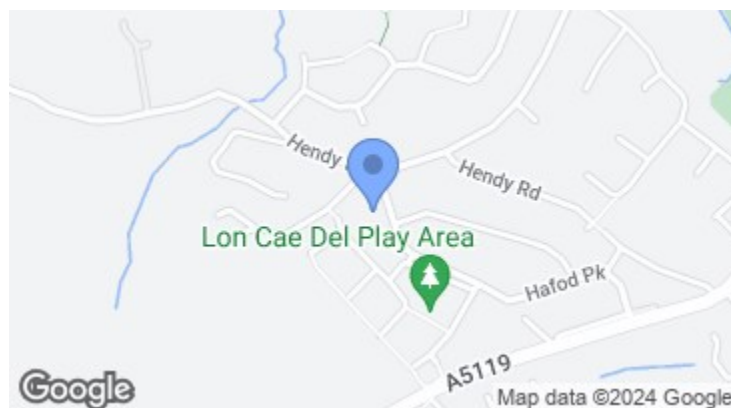




GROSS INTERNAL AREA
 FLOOR 1: 797 sq. ft, FLOOR 2: 568 sq. ft
 EXCLUDED AREAS: PORCH: 16 sq. ft
 TOTAL: 1365 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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	75
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



18 Hafod Park
 Mold, Flintshire,
 CH71QN

Price
£295,000

*EXTENDED THREE BEDROOM DETACHED HOUSE *SOUGHT AFTER LOCATION IN MOLD *TWO RECEPTION ROOMS *SOUTH WEST FACING GARDEN WITH NEW STONE PATIO *NEW BOILER IN 2023

An extended three bedroom detached house with garage and generous south westerly facing rear garden, located to the upper part of this much sought-after residential area on the periphery of Mold. An ideal family sized home with a particularly spacious living area including an open plan kitchen/diner with adjoining sitting room. The property affords scope for a programme of some updating whilst benefits from a new Worcester gas fired central heating boiler in 2023. In brief, comprises: reception hall, cloakroom/WC, lounge with feature fireplace with open fire grate, kitchen/diner leading through to a large sitting room with vaulted ceiling, ground floor shower room, first floor landing, three good sized bedrooms and bathroom. Resin bonded driveway for three cars, detached garage with adjoining workshop and south westerly facing rear garden with an extensive newly laid stone patio and two timber garden sheds.



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.

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.

ENERGY PERFORMANCE CERTIFICATE

Please note that the new gas boiler was installed after the Energy Performance Certificate was issued.

THE ACCOMMODATION COMPRISES

UPVC double-glazed front door to:

PORCH

Double glazed window with frosted glass to the side gable and opening through to:

RECEPTION HALL

1.83m x 3.66m overall (6' x 12' overall)



Turned staircase to the first floor with deep storage cupboard beneath, telephone point and radiator.

CLOAKROOM/WC

1.70m x 1.07m (5'7" x 3'6")

Comprising low flush WC, corner pedestal wash basin, fully tiled walls, tiled floor, radiator, extractor fan and double glazed window with frosted glass.

LOUNGE

3.38m x 5.38m (11'1" x 17'8")



A well lit room with a wide double glazed window to the front and further window to the side, feature brick fireplace with coal-effect gas fire and exposed beam, shelved alcove, TV aerial point and two single panel radiators.

**KITCHEN/DINER**

6.63m overall x 3.05m > 4.27m into recess (21'9" overall x 10'0" > 14'0" into recess)



A spacious open plan room with double glazed window to the side elevation, radiator and dual access leading through to the adjoining sitting room. The kitchen is fitted with a range of gloss white fronted base and wall units with a combination of wood effect and granite effect work surfaces incorporating a breakfast bar. Inset sink unit with mixer tap, tile splashback, space for electric cooker and cupboard housing a modern Worcester boiler, installed in October 2023. Wood flooring to the kitchen area, plumbing for washing machine and space for fridge freezer.

**SITTING ROOM**

3.28m x 5.18m max (10'9" x 17'12" max)



A large well lit room with vaulted ceiling, two double glazed Velux rooflights, extensive double glazed glass section to the rear with sliding doors leading out to the adjoining patio. Solid wood flooring, recessed ceiling lighting and TV aerial point.

**SHOWER ROOM**

2.36m x 0.86m (7'9" x 2'10")

Comprising shower enclosure with folding screen, electric shower unit, vanity wash basin with cupboards beneath, laminate wall panelling and extractor fan.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

3.51m x 5.44m (11'6" x 17'10")



A large principal bedroom with two double glazed windows with views over the surrounding area, space for large freestanding wardrobes, radiator and hot water cylinder cupboard.

**BEDROOM TWO**

4.32m x 3.89m (14'2" x 12'9")



A large double sized room with double glazed windows to two aspects and two single panel radiators.

**BEDROOM THREE**

3.12m x 2.62m (10'3" x 8'7")



Double glazed window to the rear and radiator.

BATHROOM

2.18m x 1.65m (7'2" x 5'5")

Comprising pine panelled bath with electric shower above, pedestal wash basin, low flush WC, fully tiled walls, radiator and double glazed window with frosted glass.

OUTSIDE

To the front is a resin bonded drive providing off-road parking for up to three cars and access to the garage located to the rear.

FRONT GARDEN

Front lawned garden with mature hedging to the roadside with gated pathways to both sides of the property leading through to the rear garden. exterior power points and security lights.

REAR GARDEN

To the rear is a good sized fully enclosed lawned garden which enjoys a south westerly aspect as well as a high degree of privacy with a tall conifer screen to the rear boundary. There is a wide flagged patio area adjoining the rear elevation of the house as well as two timber garden sheds, outside lights, power points and tap.

**GARAGE**

A single brick built garage with up-and-over door and useful attached workshop/store to the rear. The workshop has power and light installed.

DIRECTIONS

From the Agent's Mold office proceed along New Street and thereafter onto Ruthin Road. After approximately ¼ mile take the right-handed turning into the Hafod Park Estate. Follow the road around to the left and up the hill whereupon the property will be found towards the top end of the road on the left-hand side before reaching Hendy Road.

TENURE

The property is 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.

VIEWING

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

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

ESJ/DCW