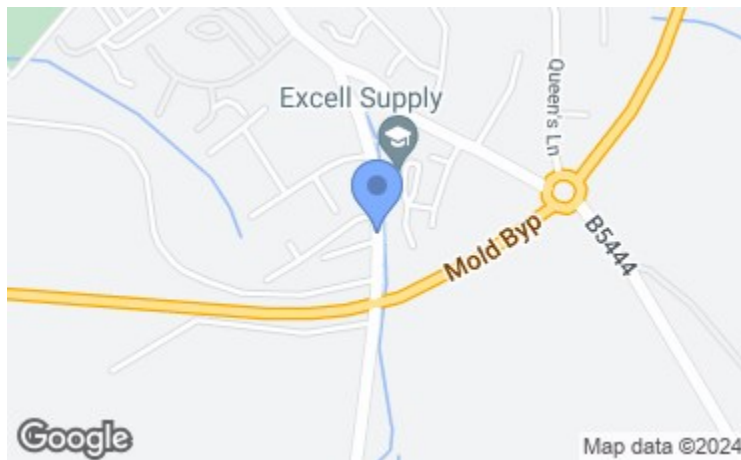


FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 768 sq.ft. FLOOR 2 658 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 10 sq.ft.  
TOTAL : 1,426 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
77	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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**2 Maes Y Twr**  
Mold, Flintshire  
CH7 4DH

**Price**  
£350,000

A SPACIOUS MODERN FOUR BEDROOM DETACHED FAMILY HOUSE occupying a convenient corner position on the periphery of Mold town centre. Affording well designed accommodation, ideal for modern family living, with two spacious reception rooms, a quality refitted kitchen and refurbished en suite shower room. To the rear there is a pleasant south facing walled garden, a detached garage and parking for two cars. The accommodation is presented to a high standard and includes solid oak flooring, gas fired central heating and double glazing and in brief comprises; spacious reception hall, living room with feature marble fireplace and bay window, sitting room/study, kitchen/diner with modern range of units and Bosch appliances, utility room with adjoining cloakroom/WC, principal bedroom with fitted wardrobes and a well appointed en suite shower room, three further good sized bedrooms and family bathroom. Planning consent previously granted, now lapsed for extension. 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 property forms part of the popular *Maes y Twr* development located off Nercwys Road about a mile from Mold town centre. There is a small children's park within the cul-de-sac and schools for all ages and leisure facilities are within walking distance from the property. Mold town centre provides a comprehensive range of shopping facilities catering for most daily needs, as well as major banks and supermarkets and the area is also ideally placed for those wishing to commute to the larger centres of employment at Wrexham, Deeside and Chester.

**PLANNING CONSENT**

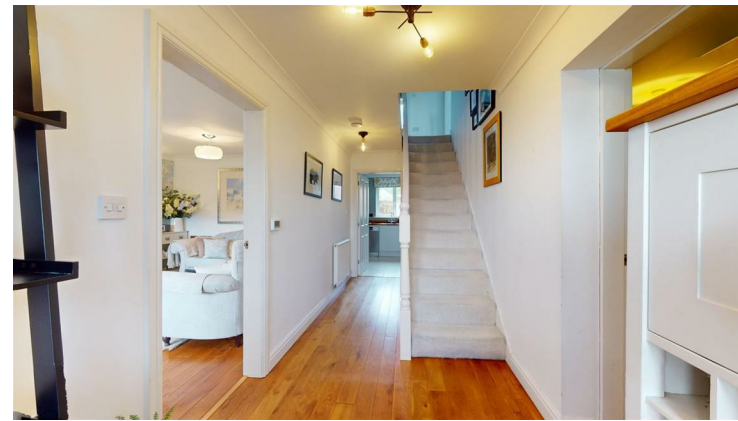
Planning consent was granted on the 17th May 2016 by Flintshire County Council, now lapsed, for 'Erection of single storey extension to rear and first floor extension to side of dwelling'. Planning Reference 055153. Interested parties can view the proposed plans on the Flintshire County Council planning portal.

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

Recessed front entrance with a modern wood grain effect double glazed composite door with matching side window to reception hall.

**RECEPTION HALL**

5.23m x 1.88m (17'2" x 6'2")



White spindled staircase to the first floor, solid oak flooring, coved ceiling, radiator and white panelled interior doors to all rooms.

**LIVING ROOM**

5.89m x 3.61m (19'4" x 11'10")



A spacious room with a wide double glazed bay window to the front, feature marble style fireplace and hearth with log effect electric fire, also gas point for a gas fire, coved ceiling, wall light points, TV aerial point, two panelled radiators and solid oak flooring.

**PARKING**

Parking for two cars to the rear of the property with gated access from the drive into the garden.

**GARAGE**

5.54m x 3.25m (18'2" x 10'8")



Brick built single garage with up and over door, power and light installed, and UPVC double glazed exterior door.

**DIRECTIONS**

From the Agent's Mold Office, proceed along Wrexham Street passing the Alun High School on the right hand side and take the right handed turning signposted for Nercwys a short distance thereafter. The property will then be found on the right hand side to the entrance of the *Maes y Twr* cul de sac.

**TENURE****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



**FAMILY BATHROOM**

2.44m x 1.78m (8' x 5'10")



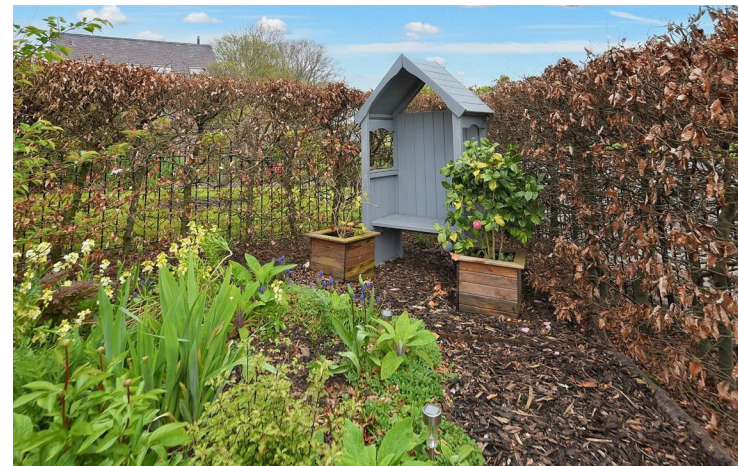
Fitted with a white suite comprising tiled panelled bath with mixer tap, wash basin upon a wooden cabinet and low flush WC. Part tiled walls with matching tiled floor, radiator, extractor fan and double glazed window with frosted glass.

**OUTSIDE**



The property occupies a corner position to the entrance of this small and popular cul de sac on the periphery of the town.

**FRONT GARDEN**



Attractive cottage style front garden area with railings and mature beech hedging to the boundaries, block paved pathways and well established front garden area with various mature shrubs and bushes.

**REAR GARDEN**



To the rear is a private walled lawned garden with borders, mature blossom tree, paved patio areas and pathways. Outside lights and tap.

**KITCHEN/DINER**

5.05m x 2.90m (16'7" x 9'6")



Well appointed with a modern range of matte grey fronted units to a contemporary style with brushed stainless steel handles and solid hardwood worktops with matching upstands. Stainless steel under counter sink unit and chrome mixer tap. Integrated appliances comprising induction hob with matching extractor hood above and electric Bosch single oven beneath. Void and plumbing for slimline dishwasher, space for fridge/freezer, tiled floor, recessed ceiling lighting, double glazed window and matching French doors to the garden.



**SITTING ROOM**

5.36m x 2.46m (17'7" x 8'1")



A versatile room with double glazed window to the front, coved ceiling, radiator, TV aerial point and solid oak flooring.





**UTILITY ROOM**

2.46m x 1.98m (8'1" x 6'6")



Fitted worktop with inset sink unit with mixer tap, void and plumbing for washing machine and space for tumble dryer. Wall mounted Potterton gas fired central heating boiler, radiator, tiled floor, double glazed window and UPVC double glazed exterior door.

**CLOAKROOM/WC**

2.72m x 0.89m (8'11" x 2'11")



Comprising low flush WC and pedestal wash basin with splashback. Fitted cabinets, tiled floor, radiator and double glazed window with frosted glass.

**FIRST FLOOR LANDING**



Loft access and white panelled interior doors to all rooms.

**BEDROOM ONE**

4.06m x 2.67m plus wardrobes (13'4" x 8'9" plus wardrobes)



Double glazed window to the front, extensive range of fitted wardrobe units extending the full length of one wall with light tone door fronts, shelving and hanging rails. Radiator and internal door to en suite.



**EN SUITE**

3.28m x 0.97m (10'9" x 3'2")



A modern refurbished en suite shower room comprising a large fully tiled shower enclosure with Mira mains shower valve with twin shower heads and folding screen; wash basin and low flush WC. Attractive part tiled walls with matching floor, chrome towel radiator, extractor fan and double glazed window with frosted glass.

**BEDROOM TWO**

3.12m x 3.05m (10'3" x 10')



Double glazed window to the rear and radiator.

**BEDROOM THREE**

5.41m x 2.46m (17'9" x 8'1")



Double glazed window to the front, Velux double glazed roof light and radiator.



**BEDROOM FOUR**

2.67m x 2.26m (8'9" x 7'5")



Double glazed window to the front and radiator.