

2 Ffordd Y Ffynnon, Mostyn, Holywell, Flintshire, CH8 9PR

Cavendish
ESTATE AGENTS

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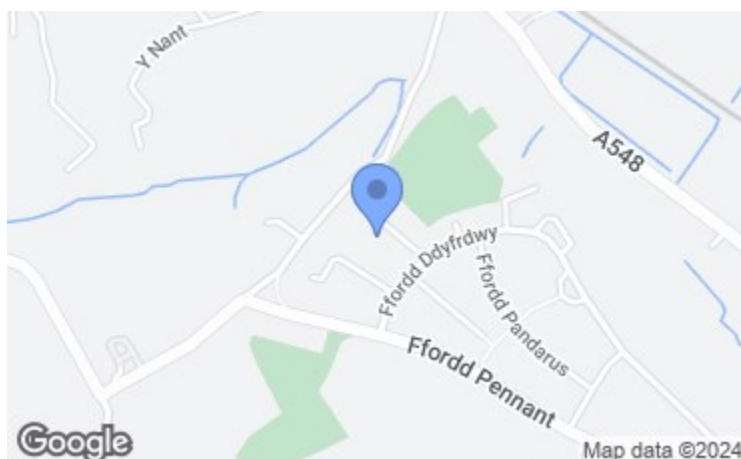
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GROSS INTERNAL AREA
FLOOR 1: 893 sq.ft, FLOOR 2: 441 sq.ft
EXCLUDED AREAS: GARAGE: 301 sq.ft, PORCH: 53 sq.ft
TOTAL: 1334 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
67	84

Environmental Impact (CO ₂) Rating	
Current	Potential

2 Ffordd Y Ffynnon
Mostyn, Holywell, Flintshire
CH8 9PR

Price
£189,500

A three bedroom semi detached house with three reception rooms, located within this established residential area, just off the lower north Wales coast road, in between Holywell and Prestatyn. Occupying a slightly elevated corner position with views across to the Dee estuary, driveway parking for two cars and artificial lawned gardens for ease of maintenance. Affording an ideal family sized home with versatile accommodation, modern fittings, gas fired central heating and double glazing, in brief comprising: large entrance porch, hall, living room, large dining room, sitting/garden room, modern fitted kitchen, utility with WC, store cupboard, first floor landing, three bedrooms and modern shower room. External buildings including a garage, workshop and games room.

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.



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LOCATION

Located in an established residential area, the property enjoys views across the Dee Estuary and to the Wirral Peninsula in the far distance, and is within easy reach of the A458 coast road. The A55 is also within a few minutes drive to the Caerwys interchange allowing convenient travel along the north Wales coast, to Chester and the motorway network beyond. The village has a local primary school and community centre.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

2.21m x 2.01m (7'3" x 6'7")



UPVC double glazed panelled door to entrance porch with double glazed window, radiator and tiled floor. Glazed inner door to reception hall.

RECEPTION HALL

2.06m x 3.05m (6'9" x 10'0")



Staircase to the first floor, laminate floor, under stairs study area and white panelled interior doors to all rooms.

LIVING ROOM

4.27m x 3.73m (14'0" x 12'3")



Double glazed square bay window to the front, laminate wood effect flooring, connection for wall mounted TV radiator and USB charging ports on power points.



DINING ROOM

3.53m x 4.14m (11'7" x 13'7")



A spacious room with continuation of the wood laminate

Follow the country lane to the centre of Whitford village and turn left in the direction of Tre-mostyn. After approximately three quarters of a mile bear right at the junction, denoted with the tree to the centre of the road, and follow the lane for a two miles, under the archway and then first right thereafter for Maes Pennant. Follow the lane for a short distance, bearing left down the hill, following the signs for Maes Pennant, and then next right onto Ffordd Pennant. Turn left opposite Bryn Pennant Primary School, into Ffordd Ddyfrdwy whereupon Ffordd Y Ffynnon will then be found on the left.

TENURE

Freehold

COUNCIL TAX

Flintshire County Council - 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

GARAGE

5.87m x 3.35m (19'3" x 11'0")



Secure parking for one car as well as plenty of storage space, metal garage door and access to workshop with insulated roof and double sockets

WORKSHOP

4.01m x 3.68m (13'2" x 12'1")



Exterior door to front and double glazed window, insulated roof and double sockets.

REAR GARDEN



To the rear is a enclosed garden again with artificial lawns, garden shed, rotary line, fruit trees and brick built retaining walls. There are also 3 water butts (which gives a reduction to water bill)



DIRECTIONS

what 3words: ///sapping.tried.apply

ALTERNATIVELY: From Mold proceed to Northop and join the A55 thereafter in a westerly direction towards Conwy. After approximately nine miles take the exit signposted (Junction 31) for Caerwys / Prestatyn. Bear right at the mini-roundabout, proceeding over the A55 Expressway and then straight on at the next roundabout for Prestatyn. On reaching the third roundabout proceed straight on and take immediate right turn for Whitford.

flooring, feature wooden fireplace surround with tiled hearth and coal effect electric fire and double panelled radiator. Glazed twin doors lead through to the sitting room.

GARDEN/SITTING ROOM

4.29m x 3.48m (14'1" x 11'5")



A dual aspect room with double glazed windows and full length French door leading out to the patio. Recessed ceiling lighting, ceiling fan, continuation of the laminate wood effect flooring and radiators.



KITCHEN

3.38m x 2.49m (11'1" x 8'2")



Fitted with a modern range of cream fronted base and wall units with solid wood work surfaces, tiled splashback and inset stainless steel sink unit with mixer tap. Space for gas contemporary style range cooker with splashback and cooker hood above. Space for fridge freezer, double panelled radiator, laminate tile effect floor covering and double glazed window overlooking the garden. Laminated ceiling for ease of maintenance and part glazed oak interior door to utility room, drinking water purifier.



UTILITY ROOM

4.45m x 2.92m (14'7" x 9'7")



Matching base and wall cupboards to the kitchen, marble effect work surfaces with inset sink unit and mixer tap, tiled splashback. Built in cupboard with plumbing for washing machine and space for tumble dryer, part tiled walls and radiator. Built in storage cupboard. White laminate ceiling.

CLOAKROOM/WC

Comprising low flush WC, sliding door, part tiled walls and wall mounted Ideal Logic gas fired central heating boiler.

LEAN TOO

5.36m x 3.35m (17'7" x 11')

Translucent corrugated roof, exterior door to the garden, internal door to the garage, further door to games room.

GAMES ROOM

2.64m x 3.66m (8'8" x 12'0")



UPVC double glazed doors to the front elevation, power point with USB ports, translucent panelled ceiling and tiled floor to part and double glazed window.

FIRST FLOOR LANDING

3.53m x 0.97m (11'7" x 3'2")

Double glazed window, built in airing cupboard, loft access via pull down ladder, laminate flooring and white panelled interior doors. Access to carpeted attic storage area with light and socket.

BEDROOM ONE

3.25m x 3.51m (10'8" x 11'6")



Double glazed window to the front with views across to the Dee estuary and Wirral Peninsula, laminate wood effect flooring and radiator.

BEDROOM TWO

3.25m x 3.96m (10'8" x 13'0")



Double glazed window to the rear, laminate wood effect flooring and double panelled radiator.

BEDROOM THREE

3.40m x 1.93m (11'2" x 6'4")



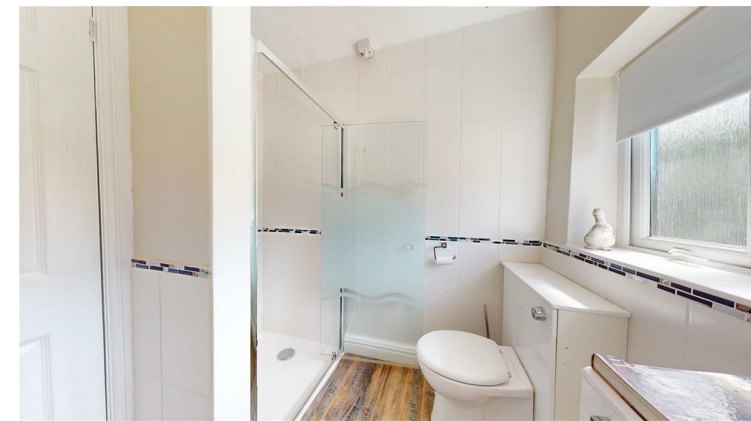
Double glazed window to the rear, laminate wood effect flooring and radiator. Power point USB ports.

SHOWER ROOM

2.21m x 1.83m (7'3" x 6'0")



Fitted with a modern white suite comprising power shower enclosure with glazed door, vanity wash basin with cabinet beneath, WC with concealed cistern. Part tiled walls, chrome towel radiator, extractor fan and double glazed window with frosted glass. Shaver outlet.



OUTSIDE



The property occupies a corner position and is approached over a concrete drive with double gates to an enclosed parking area for two cars.

FRONT GARDEN

To the front is a good size landscaped garden with artificial lawn for ease of maintenance, shrubbery borders and block pathways extending across the front of the house and down to the roadway. Pedestrian gate, covers seating area with views of the Dee Estuary