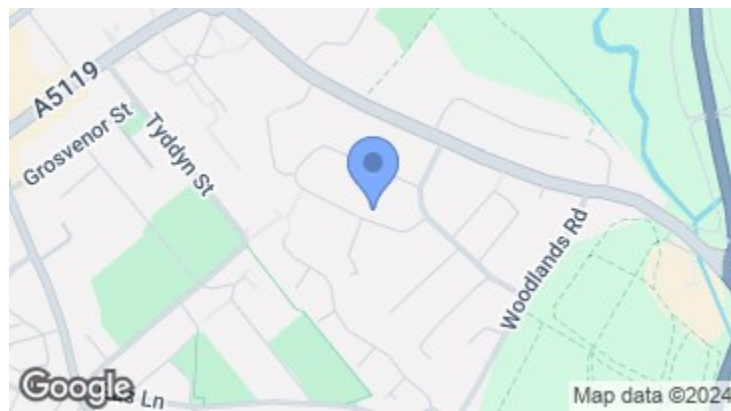


GROSS INTERNAL AREA
FLOOR 1 490 sq.ft. FLOOR 2 535 sq.ft.
EXCLUDED AREAS : GARAGE 171 sq.ft.
TOTAL : 1,025 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	83
(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



28 Ffordd Pentre
Mold, Flintshire,
CH71UY

Price
£287,500

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.

AN UPDATED FOUR BEDROOM DETACHED FAMILY HOUSE WITH INTEGRAL GARAGE AND GENEROUS GARDEN WITH COVERED PATIO. Located in a convenient residential development within half a mile of Mold town centre, local school and amenities. The property provides well proportioned accommodation which has benefited from a scheme of refurbishment in recent years. Features include a wide brick paved driveway, modern fitted kitchen with integrated Zanussi appliances, refurbished bathroom, gas fired central heating and double glazing. In brief comprising entrance hall, cloakroom/WC, living room with contemporary style fireplace, open plan kitchen/diner with quartz worktops and French doors to the garden, utility room, first floor landing, four good size bedrooms and a fully tiled bathroom with modern suite and electric shower. Wide driveway for several cars and good size rear lawned garden with aluminium framed covered patio. VIEWING HIGHLY RECOMMENDED.



LOCATION



The property forms part of the popular Ffordd Pentre development located off Chester Road, within half a mile of the town centre. Schools for all ages are within walking distance and the A494 trunk road is nearby enabling ease of access to the A55, Wrexham and Chester. Mold High Street provides a comprehensive range of shops serving daily needs, major Banks, Post Office and Public Library. The town also has a popular twice weekly street market and several popular eating establishments.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Modern wood grain effect composite door to entrance hall.

ENTRANCE HALL

High level double glazed window with frosted glass, tiled floor and radiator.

CLOAKROOM/WC

1.52m x 0.84m (5' x 29")



Fitted with a modern suite comprising low flush WC and wash hand basin with grey cabinet beneath. Feature part tiled walls, tiled floor and high level double glazed window with frosted glass.

LIVING ROOM

5.16m x 3.66m (16'11" x 12')



Double glazed window to the front, recessed fireplace with contemporary style log effect gas fire upon a granite hearth, laminate wood effect flooring, TV aerial point, white spindled staircase to the first floor and double panelled radiator. Opening to kitchen/diner.



KITCHEN/DINER

6.30m x 2.62m (20'8" x 8'7")



A well appointed open plan room with double glazed window and French doors providing access to the adjoining patio and garden. The kitchen has been refitted in recent years with an attractive range of grey fronted base and wall units with white quartz worktops with matching upstands. Inset stainless steel sink unit with mixer tap and range of integrated appliances comprising five gas burner stainless steel hob with cooker

hood above, double electric oven and dishwasher. Void for fridge/freezer, radiator, continuation of the laminate wood effect flooring, recessed ceiling lighting and radiator.



UTILITY

2.62m x 1.37m (8'7" x 4'6")

Fitted worktop with void and plumbing beneath for washing machine and tumble dryer. Wall mounted Glow Worm gas fired central heating boiler, single wall cupboard, double glazed window, laminate wood effect flooring and UPVC double glazed exterior door.

FIRST FLOOR LANDING

Loft access and modern white panelled interior doors to all rooms. Built in linen cupboard with pre lagged hot water cylinder tank.

BEDROOM ONE

4.22m x 3.02m (13'10" x 9'11")



Double glazed window to the front with views over the surrounding area and access to distant hillsides, built in wardrobe and radiator.

FAMILY BATHROOM

2.18m x 1.70m (7'2" x 5'7")



A modern well appointed bathroom with fully tiled walls comprising panelled bath with mixer tap and electric shower and screen, vanity wash basin with cabinet beneath, and low flush WC. Feature tiled floor, chrome towel radiator and double glazed window with frosted glass.

OUTSIDE



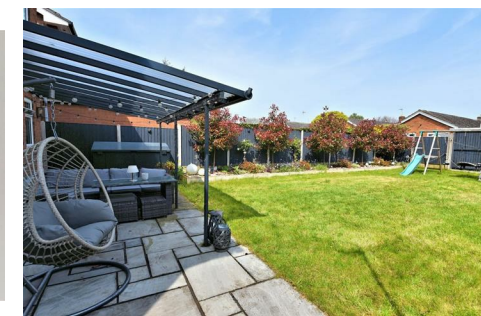
To the front is a wide brick paved driveway providing parking for several cars. Brick built wall to the frontage, outside light point and gated access to the left hand gable leading through to the rear garden.

GARAGE

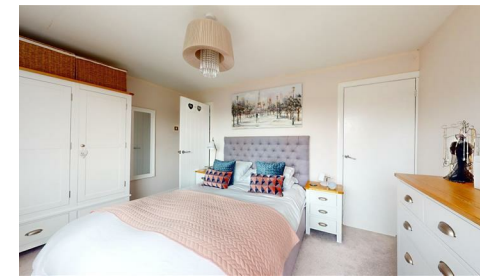
5.54m x 2.54m (18'2" x 8'4")

Up and over door, UPVC double glazed side door, tap and power and light installed.

REAR GARDEN



To the rear is a good size and fully enclosed lawned garden which enjoys a high degree of privacy and includes a shrubby border with five mature photinia / red robin bushes. Paved patio with aluminium framed canopy with external power points and heater.



BEDROOM TWO

3.71m x 2.54m (12'2" x 8'4")



Double glazed window to the front, built in wardrobe and radiator.

BEDROOM THREE

2.82m x 2.64m (9'3" x 8'8")



Double glazed window to the rear overlooking the garden, built in wardrobe and radiator.

BEDROOM FOUR

2.64m x 2.57m (8'8" x 8'5")



Double glazed window to the rear and radiator.



DIRECTIONS

From the Agent's Mold Office proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road for a short distance and bear right into the Ffordd Pentre estate. Take the second right handed turning and follow the road around to the right, whereupon the property will be found approximately half way along on the right hand side.

TENURE

Understood to be Freehold

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

Amended