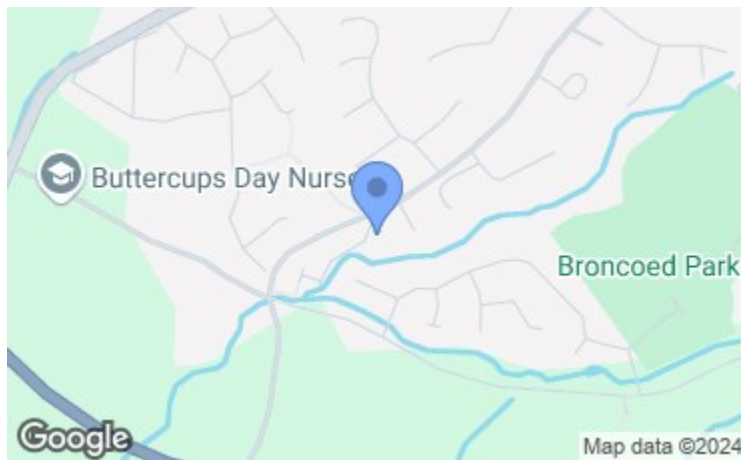


GROSS INTERNAL AREA  
FLOOR 1 813 sq.ft. FLOOR 2 774 sq.ft.  
TOTAL: 1,587 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	93		

England & Wales EU Directive 2002/91/EC

**2 Ffordd Tywod**  
Mold, Flintshire  
CH71FA

**Price**  
**£475,000**

A WELL DESIGNED AND SPACIOUS FIVE BEDROOM MODERN DETACHED HOUSE WITH DOUBLE GARAGE AND LARGER THAN AVERAGE GARDEN. Located to the upper part of Upper Bryn Coch, a much sought after area of Mold, about a mile from the town centre. Dating from 2015, the property occupies a corner position to the entrance of this small and now established cul de sac, and provides spacious accommodation with two receptions and a large kitchen/dining room, ideal for modern family living. In brief comprising; impressive reception hall, generous size living room, snug, large open plan kitchen/dining room with range of built in appliances, utility room and ground floor cloakroom/WC, First floor landing, bedroom one with 'juliet' balcony, walk in wardrobe and en suite shower room, second bedroom also with en suite, three further bedrooms and family bathroom. Double width drive, detached double garage and fully enclosed garden with extensive decked patio areas.

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

This impressive property was completed in 2015 and is located to the upper part of Upper Bryn Coch, a noted residential area on the periphery of Mold. The town centre provides a comprehensive range of shops and facilities catering for most daily needs, several popular restaurants and a popular twice-weekly street market. The area is also ideally placed for ease of access to the motorway network, and to the larger centres of employment at Deeside, Chester and Wrexham.

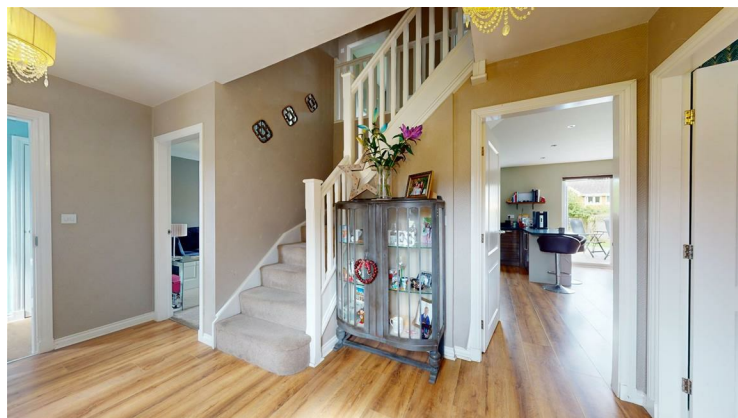
## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Double glazed panelled front door to reception hall.

### RECEPTION HALL

4.34m x 2.31m (14'3" x 7'7")

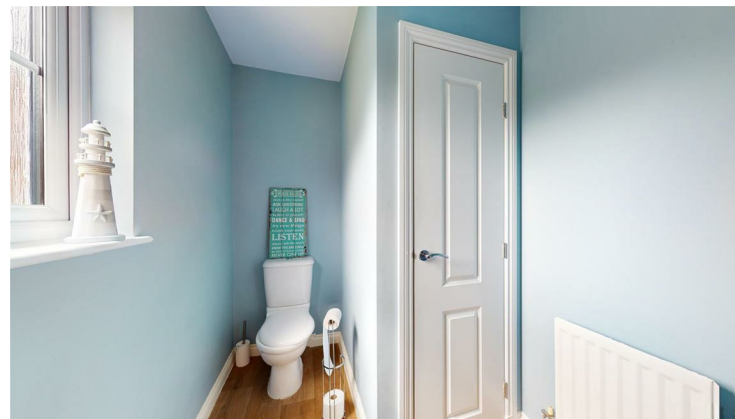


A spacious hallway with double glazed window to the front, turned staircase to the first floor with white spindles and handrail, radiator, wide plank effect laminate flooring and white panelled interior doors to all rooms.



### CLOAKROOM/WC

2.41m x 1.70m overall (7'11" x 5'7" overall)



Comprising semi pedestal wash basin with mixer tap and low flush WC. Wood effect vinyl floor covering, radiator, deep built in cloaks cupboard and double glazed window with frosted glass.



## DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road, passing the park on the right-hand side, take the second left thereafter onto Bryn Coch Lane. Take the second right-handed turning after a short distance onto Upper Bryn Coch and follow the road to the top of the road and bearing left into the new development known as Ffordd Tywod whereupon the property will be found on the immediate left right-hand side.

## TENURE - LEASEHOLD

The property is subject to a leasehold title of 999 years from 29th June 2015 with an annual ground rent of £150.00.

## AGENTS NOTES

We understand the property is subject to a monthly service charge of approximately £15 for the upkeep of the communal grassed areas on the development.

## COUNCIL TAX

Flintshire County Council - Tax Band - F

## 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 23.09.24 NAD

FRONT GARDEN



Open plan front garden areas extend to the front and side of the garage with flagged pathways, outside light, various established bushes and shrubs and gated pathway between the house and garage leading through to the rear garden.

DOUBLE GARAGE



Brick built double garage with up and over door, side door to the garden, power and light installed.

REAR GARDEN



To the rear is an enclosed garden with extensive timber decked patio area extending across the rear elevation of the house. Selection of established trees, panelled fencing, further decked patio area with pergola frame located to the top left hand corner. Outside security light and tap.



LIVING ROOM

5.59m x 3.61m (18'4" x 11'10")



A well proportioned room with double glazed French doors to the rear overlooking the garden, feature wooden fireplace surround with electric log effect fire, TV aerial point and two radiators.



SNUG

3.33m x 3.12m (10'11" x 10'3")



Double glazed window to the front, laminate wood effect flooring, TV aerial point and radiator.



KITCHEN/DINING ROOM

6.35m x 4.62m (20'10" x 15'2")



A large open plan room with double glazed window and French doors to the rear elevation, recessed ceiling lighting

and wide plank effect laminate flooring. The kitchen is fitted with an attractive range of gloss walnut effect fronted base and wall units with dividing peninsular unit and dark tone work surfaces. Inset sink unit with preparation bowl and mixer tap, and range of integrated appliances comprising stainless steel five gas burner hob with stainless steel splashback and cooker hood, electric double oven, microwave, dishwasher and fridge/freezer. Two panelled radiators, deep understairs storage cupboard and door to utility room.



#### UTILITY ROOM

1.85m x 1.73m (6'1" x 5'8")

Matching base and wall cupboards to the kitchen, worktop with inset sink unit with mixer tap, void and plumbing for washing machine and space for tumble dryer. Wall mounted Ariston gas fired central heating boiler, laminate flooring, radiator, extractor fan and double glazed exterior door.

#### FIRST FLOOR LANDING

Loft access, cupboard housing the pressurised hot water cylinder tank, radiator and white panelled interior doors.

#### BEDROOM ONE

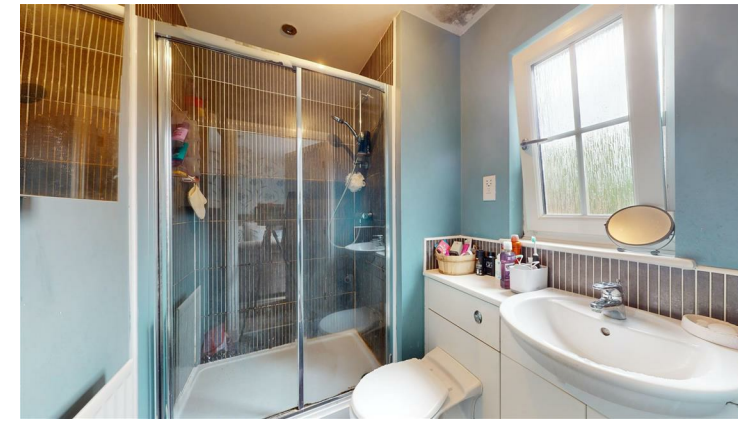
3.35m x 3.53m overall (11'10"2 x 11'7" overall)



Double glazed windows to the front, Juliet style balcony with pleasing views over the surrounding area, radiator and walk in wardrobe 7'11" x 5'7" with fitted shelving and hanging rails.

#### EN SUITE

2.01m x 1.65m (6'7" x 5'5")



Comprising tiled shower enclosure, semi recessed wash basin with cabinet beneath and WC with concealed cistern. Shaver point, radiator, extractor fan and double glazed window.

#### BEDROOM TWO

3.15m x 3.12m (10'4" x 10'3")



Double glazed window to the front, built in wardrobe with mirrored sliding door fronts and radiator.

#### EN SUITE

2.11m x 1.42m (6'11" x 4'8")

Comprising tiled shower enclosure with mains shower valve, semi recessed wash basin with cabinet beneath and low flush WC with concealed cistern. Extractor fan, double radiator and double glazed window with frosted glass.

#### BEDROOM THREE

2.13m x 4.09m max into recess (7'11"2 x 13'5" max into recess)

Double glazed window to the rear and radiator.

#### BEDROOM FOUR

2.90m x 2.59m (9'6" x 8'6")

Double glazed window to the rear and radiator.

#### BEDROOM FIVE

2.57m x 2.24m (8'5" x 7'4")



Double glazed window to the rear, telephone point and radiator.

#### FAMILY BATHROOM

2.59m x 2.18m (8'6" x 7'2")



Comprising panelled bath, semi recessed wash basin with cupboard beneath and WC with concealed cistern. Tiled splashback, radiator, built in linen cupboard and double glazed window with frosted glass.

#### OUTSIDE

Tarmac drive to the side of the property providing off road parking for two cars as well as access to the detached garage.