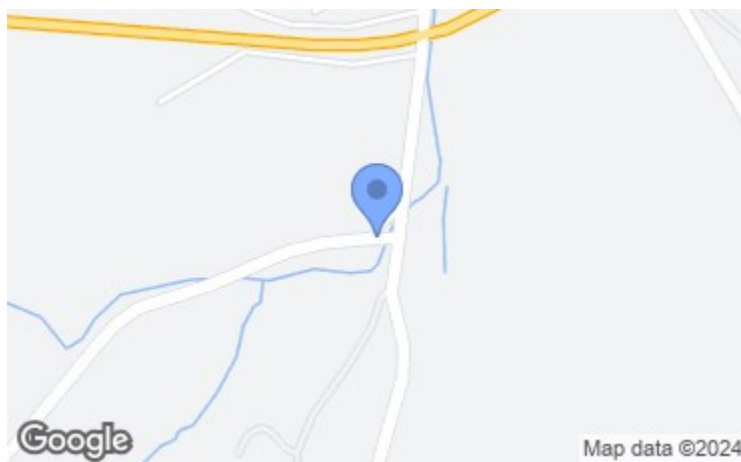


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,793 sq.ft.
TOTAL : 1,793 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		52	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
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www.cavendishproperties.co.uk



7 Tower Cottages, Nercwys Road
Nercwys, Mold, Flintshire
CH7 4EF

Price
£465,000

A UNIQUE THREE BEDROOM DETACHED BUNGALOW WITH CONSERVATORY, standing in large established gardens in delightful semi rural setting on the outskirts of Mold. Extended and remodelled in recent years to provide spacious and well appointed living accommodation including a recently fitted kitchen/diner extension. The property stands in large private gardens, approximately 0.35 acre, with ample parking for several cars, secluded patio areas with a stream running along its boundary and pleasing views across surrounding countryside. The accommodation with oil fired central heating and double glazing in brief provides; impressive reception hall, spacious living room with multifuel stove, conservatory, kitchen/dining room with modern range of units, three good size bedrooms, family bathroom with four piece suite and utility room. Attached store/garage. No onward chain.

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 attractive property is located in a convenient setting mid way between Mold and Nercwys village. It stands in a large plot with a wide frontage providing parking a several cars, caravan or boat, together with ample space for the erection of a garage, subject to any necessary consents. A particular feature are the south facing views to the rear over the surrounding countryside. Mold town centre is approximately two miles, which provides a comprehensive range of shops serving most daily needs, noted secondary schools, leisure facilities as well as several popular eating establishments. The local village of Nercwys has a popular primary school, bowling green and parish church; and the area is ideally placed for ease of access to the larger centres at Wrexham, Chester and Deeside.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Dark wood effect UPVC double glazed front door with feature stained/leaded glass to spacious reception hall.

RECEPTION HALL

3.96m x 3.89m overall (13' x 12'9" overall)



Vaulted pine ceiling to part, recessed ceiling lighting, tall contemporary style radiator, double glazed windows to the front aspect and laminate wood effect flooring. Oak full length glazed inner door to living room.

LIVING ROOM

6.81m x 4.19m max overall (22'4" x 13'9" max overall)



A spacious room with a wide double glazed bay window to the front, recessed fireplace with tiled hearth and multifuel stove, TV aerial point, double panelled radiator, internal glazed door leading through to the kitchen/dining room and further large double glazed hardwood framed doors to the conservatory.

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

REAR GARDEN



To the rear is a landscaped garden which enjoys a southerly aspect and pleasing views over the surrounding countryside. The garden has been landscaped with part paved and gravelled areas, shrubbery borders, low brick walling and numerous shrubs and bushes. It adjoins a natural free flowing stream to the rear which extends around the property.



GARAGE/STORE ROOM

4.57m x 3.45m (15' x 11'4")

Timber outer doors to the front, UPVC double glazed side door, power and light installed, and wall cupboards.

DIRECTIONS

From the agent's Mold office proceed along Wrexham Street, following the road out of the town centre and before reaching the roundabout bear right onto the Nercwys Road. Follow the road under the bypass and then take the next right handed turning onto Nercwys Road whereupon the property will be found on the immediate left hand side.

AGENTS NOTES

Private drainage.

TENURE

Understood to be Freehold

UTILITY ROOM

3.05m x 2.34m (10' x 7'8")



Fitted with a modern range of light wood effect fronted base and wall units with contrasting worktops, void and plumbing beneath for washing machine, space for tumble dryer and dishwasher. Two double glazed windows, continuation of the tiled floor and pitched polycarbonate type roof covering.

KITCHEN DINER

4.34m x 4.88m (14'3" x 16')



A well proportioned room with high ceiling, double glazed windows and UPVC French doors to the rear with views across the neighbouring farmland. The kitchen is fitted with an attractive range of dark navy toned fronted units with contrasting oak work surfaces with inset stainless steel sink unit with preparation bowl, mixer tap and tiled splashback. Matching central island unit with granite worktop and range of integrated appliances comprising touch control ceramic hob with a large stainless steel cooker hood above, electric oven, microwave, wood effect tiled floor, recessed ceiling



CONSERVATORY

3.30m x 3.07m (10'10" x 10'1")



Built on a brick base with UPVC double glazed windows and matching French doors to the patio and garden with pleasing views over the adjoining countryside, feature brick walling, wall light points, pitched polycarbonate type roof covering. Radiator, tiled floor and brick archway leading through to the adjoining utility room.



lighting, tall contemporary style radiator and exterior door to the side gable providing access to the driveway.

BEDROOM ONE
3.73m x 3.66m (12'3" x 12')



Double glazed window to the front, fitted wardrobe unit with matching chest of drawers and fitted dressing table and radiator.



BEDROOM TWO
3.71m x 3.66m (12'2" x 12')



A double size room with fitted wardrobe units to one wall

with matching corner dressing table, chest of drawers and bedside cabinet. Double glazed window with views and radiator.

BATHROOM
2.29m x 2.13m (7'6" x 7')



A fully tiled bathroom with four piece suite and fitted cabinets. Comprising tiled panelled bath with mixer shower tap, corner shower cubicle with Mira mains shower valve, semi recessed wash basin with cabinet beneath and WC with concealed cistern. Matching tiled floor, radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

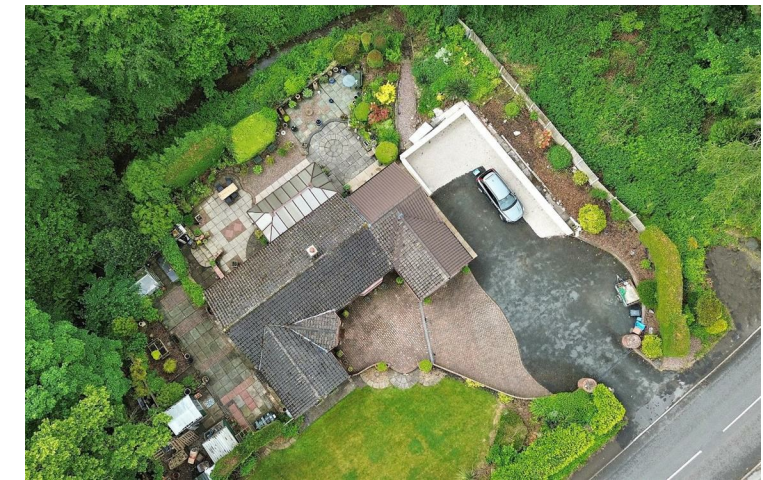
REAR HALLWAY
Tiled floor and radiator.

BEDROOM THREE
4.19m x 2.67m (13'9" x 8'9")



Double glazed window to the rear, tiled floor, coved ceiling and radiator.

OUTSIDE



The property is approached by a brick columned entrance leading to a wide tarmac drive which extends to the side of the property to provide ample parking for numerous vehicles, caravan and boat. Paved area extends to the front of the property with steps leading down to the front garden.

FRONT GARDEN



Established front lawned garden area with mature laurel hedging to the roadside providing a high degree of privacy.

SIDE PATIO AREA

To the left hand side of the property is a secluded paved patio area, timber framed/clad store shed, greenhouse, barked shrubbery borders, oil tank and store housing the oil fired central heating boiler.



INNER HALLWAY

Built in cupboard, internal single glazed window, loft access, laminate wood effect flooring and oak panelled interior doors.