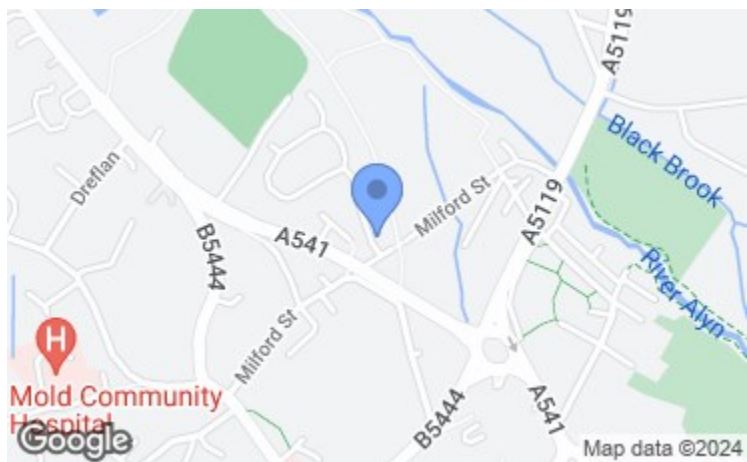




GROSS INTERNAL AREA
 FLOOR 1: 627 sq ft, FLOOR 2: 735 sq ft
 EXCLUDED AREAS: GARAGE: 143 sq ft, PORCH: 19 sq ft
 TOTAL: 1362 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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			
(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	

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Cavendish
 ESTATE AGENTS
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4 Hafod Alyn
 Mold, Flintshire
 CH71RF
Price
£325,000

AN ATTRACTIVE FOUR BEDROOM MODERN DETACHED HOUSE WITH INTEGRAL GARAGE AND GOOD SIZE GARDEN, located to the entrance of this established and conveniently located development on the periphery of Mold town centre. Dating from 2011, this immaculately presented family home affords well planned accommodation with two reception rooms, a high standard of decorative order, gas fired central heating and double glazing. In brief comprising; feature arched front entrance, reception hall, cloakroom/WC, dining room, spacious living room with bay window over looking the rear garden, kitchen diner with attractive range of units and Neff appliances, a spacious principal bedroom with built in wardrobes and en suite shower room, three further good size bedrooms; all with built in double wardrobes, and family bathroom. Driveway parking for two cars and well maintained rear lawned garden with particularly well stocked shrubbery borders and a natural stone patio. VIEWING HIGHLY RECOMMENDED. 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

The property forms part of the popular Hafod Alyn development situated off Denbigh Road within 0.25 mile of the town centre. Mold provides a comprehensive range of shopping facilities catering for most daily needs, as well as major banks, supermarkets and popular schools for all ages. The area is also ideally placed for those wishing to commute to the larger centres of employment at Wrexham, Deeside and Chester.

THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

Arched front entrance with wall light point and double glazed panelled front door to reception hall.

RECEPTION HALL

Turned staircase to the first floor with white spindles, storage cupboard beneath, Karndean wood effect flooring, radiator and white panelled interior doors.

CLOAKROOM/WC

1.70m x 0.86m (5'7" x 2'10")



Comprising low flush WC and pedestal wash hand basin with tiled splashback. Karndean wood effect flooring, radiator and double glazed window with frosted glass.

LIVING ROOM

5.03m x 3.51m extending to 4.01m into bay (16'6" x 11'6" extending to 13'2" into bay)



A spacious room with a wide double glazed bay window overlooking the garden, further windows to the rear and side, feature modern fireplace with reconstituted stone inset and hearth and pebble effect gas fire, TV aerial point and two radiators.

MATERIAL INFORMATION

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.

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

5.11m x 2.57m (16'9" x 8'5")

Up and over door, double glazed side door, gas fired central heating boiler, power and light installed, and cold water tap.

REAR GARDEN



To the rear is a good sized fully enclosed lawned garden with high panelled fencing and brick walling and particularly well stocked shrubbery borders. Stone patio and path.



DIRECTIONS

From the Agent's Mold Office, proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the first exit onto the Denbigh road, passing the Lidl supermarket on the right hand side and take the next right handed turning onto Milford Street and then immediate left into the Hafod Alyn Estate whereupon the property will be found on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band F

TENURE

The property is subject to a leasehold interest of 999 years from the 1st January 2006. Current annual ground rent payable of £200.00.

KITCHEN

5.38m max x 2.72m (17'8" max x 8'11")



Well appointed with an attractive range of light oak style fronted base and wall units with brushed stainless steel handles and contrasting dark tone work surfaces. Inset sink unit with preparation bowl and mixer tap, tiled splashback, under cupboard lighting and range of integrated appliances comprising a Neff four gas burner hob, concealed cooker hood, Neff electric double oven, dishwasher, fridge and freezer and washer/dryer with concealed door front. Tiled floor, recessed ceiling lighting, double glazed window, radiator and matching French doors to the rear providing access to the garden.



DINING ROOM

2.74m x 2.72m (9' x 8'11")



Double glazed window to the front and radiator.



FIRST FLOOR LANDING



Loft access, radiator, airing cupboard with hot water cylinder tank and white panelled interior doors to all rooms.

BEDROOM ONE
3.86m x 3.33m (12'8" x 10'11")



A spacious main bedroom with double glazed window to the front, built in double wardrobes, TV aerial point and radiator.



EN SUITE
2.39m x 2.72m max overall (7'10" x 8'11" max overall)



A well appointed en suite shower room with high ceiling and feature double glazed arched window to the front with frosted glass. Tiled shower enclosure with mains shower valve, pedestal wash basin and low flush WC. Part tiled walls, radiator, recessed ceiling lighting and extractor fan.

BEDROOM TWO
3.86m max x 2.69m (12'8" max x 8'10")



A double size room with double glazed window to the front, built in double wardrobe and radiator.

BEDROOM THREE
2.97m x 2.67m (9'9" x 8'9")



A double size room with double glazed window to the rear, built in double wardrobe and radiator.

BEDROOM FOUR
2.72m x 2.64m (8'11" x 8'8")



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

BATHROOM
2.36m x 2.01m (7'9" x 6'7")



Fitted with a white suite comprising panelled bath with mixer shower valve and glazed screen, pedestal wash basin and low flush WC. Attractive part tiled walls, radiator, recessed ceiling lighting and double glazed window with frosted glass.

OUTSIDE

The property is approached over a private driveway which leads to this and to the adjacent property. Parking to the front for two cars with well stocked shrubbery border with a selection of mature bushes and shrubs; and gated access to the right hand gable leading through to the garden.