

GROSS INTERNAL AREA  
FLOOR 1 585 sq.ft. FLOOR 2 441 sq.ft.  
TOTAL : 1,026 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	82
(81-91) B	
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(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

# Cavendish

ESTATE AGENTS

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**29 Mold Road**  
Mynydd Isa, Mold, Flintshire  
CH7 6TE

**Offers Over**  
**£210,000**

NO CHAIN. A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH CONSERVATORY, GARAGE AND ENCLOSED REAR GARDEN. Occupying a convenient position, set back off the Mold Road, within this popular residential area approximately 2 miles from Mold. Affording an ideal family sized home with the benefit of an updated gas fired central heating system, replacement double glazing and high standard of decorative order throughout. In brief comprising reception hall, living room, fitted kitchen with modern range of units and integrated appliances, dining room with adjoining conservatory with double glazed glass roof and French doors to the garden, first floor landing, three good size bedrooms, including two doubles and family bathroom. VIEWING HIGHLY RECOMMENDED.

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 occupies an attractive position set back off the Mold Road, not on an estate, within this established part of Mynydd Isa. The area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. Mynydd Isa has a small range of shops, including a mini Sainsbury supermarket, serving daily needs, popular schools for all ages and a local inn.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE



UPVC double glazed front door with matching side panel to reception hall.

### RECEPTION HALL

3.61m x 1.78m (11'10" x 5'10")



White spindled staircase to the first floor with storage cupboard beneath, laminate wood effect flooring and radiator.

## LIVING ROOM

4.27m x 3.53m (14' x 11'7")



Double glazed window to the front, wall mounted electric fire, TV aerial point and radiator.



## KITCHEN

3.51m x 2.26m (11'6" x 7'5")



Fitted with a modern range of cream fronted base and wall level units with wood effect work surfaces and tiled

## DIRECTIONS

From the Agent's Mold office proceed along Chester Street and turn right at the mini roundabout onto Chester Road. On reaching the roundabout on the outskirts of the town take the second exit signposted for Mynydd Isa/Buckley. Follow this road up the hill and after approximately half a mile take the left turning onto Park Avenue, and then immediate right onto the side road running parallel with Mold Road, whereupon number 29 will be found on the left hand side, denoted by the Agent's 'For Sale' board.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band D

## 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.

## 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.

## 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.

## 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

Amended ALW

Amended ALW

splashback. Inset sink unit with mixer tap. Range of integrated appliances comprising stainless steel four gas burner hob with concealed cooker hood, electric double oven and dishwasher. Void and plumbing for washing machine and modern Worcester gas fired central heating boiler. Space for fridge/freezer, tiled floor, double glazed window overlooking the garden, UPVC double glazed exterior door to the driveway and built in broom cupboard.



## DINING ROOM

3.02m x 2.69m (9'11" x 8'10")



Laminate wood effect flooring, radiator and opening to conservatory.

## CONSERVATORY

3.68m x 2.84m (12'1" x 9'4")



An attractive room with full height wall to one side and UPVC double glazed windows overlooking the garden with matching twin exterior doors. Double glazed roof, continuation of the laminate wood effect flooring, power points, two wall light points, TV aerial point and radiator.



**FIRST FLOOR LANDING**



Double glazed window, loft access and white panelled interior doors to all rooms.

**BEDROOM ONE**

3.66m x 3.48m (12' x 11'5")



A spacious room with double glazed window to the rear, range of fitted wardrobe units with louvred door fronts, high level cupboards and dressing table and radiator.



**BEDROOM TWO**

3.33m x 2.87m (10'11" x 9'5")

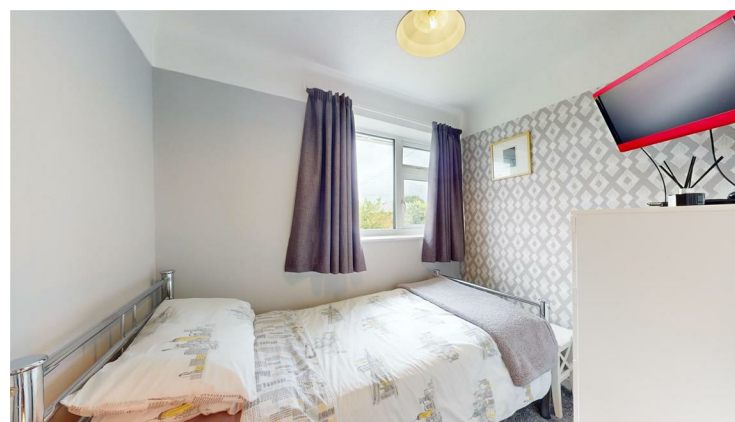


Double glazed window to the front and radiator.



**BEDROOM THREE**

2.46m x 2.41m (8'1" x 7'11")



Double glazed window to the front, radiator and single wardrobe.

**BATHROOM**

1.91m x 1.85m (6'3" x 6'1")



Fitted with a light coloured suite with matching fully tiled walls comprising wood panelled bath with electric shower, pedestal wash basin and low flush WC. Tile effect vinyl floor covering, radiator, extractor fan and double glazed window with frosted glass.

**OUTSIDE**



The property is approached over a long concrete driveway extending to the side of the property providing off road parking for two to three cars as well access to the semi detached garage to the rear. A gate from the drive leads through to the rear garden.

**FRONT GARDEN**

Well maintained front lawned garden with shaped shrubbery borders and low walling to the frontage.

**REAR GARDEN**



To the rear is a fully enclosed lawned garden with paved patio area, aluminium framed greenhouse and timber garden shed. Outside tap.

