

1 Garmon Villas Gwernaffield Road, Mold, Flintshire, CH71RN



GROSS INTERNAL AREA
FLOOR 1 839 sq.ft. FLOOR 2 574 sq.ft. FLOOR 3 172 sq.ft.
TOTAL: 1,585 sq.ft.

Matterport

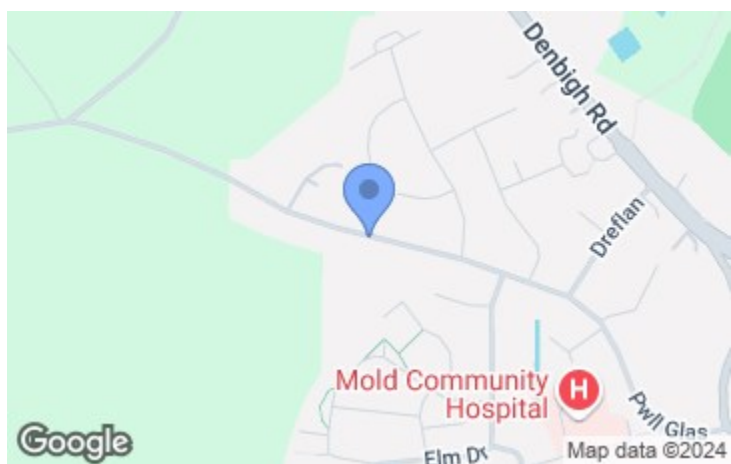
Cavendish
ESTATE AGENTS

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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		59	82
	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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Mold, Flintshire,
CH71RN

Price
£310,000

A CHARACTER THREE BEDROOM, THREE STOREY, SEMI DETACHED PERIOD HOUSE WITH GARAGE AND PRIVATE GARDEN, located to the lower part of this much favoured road within half a mile of Mold town centre. Built of attractive sandstone elevations beneath a slate roof and reputed to be one of the older properties along the road. Affording well proportioned family living accommodation with polished slates fireplaces, bay window and traditional pine interior doors. In brief comprising: reception hall, two reception rooms, a modern fitted kitchen, conservatory, three bedrooms, updated family bathroom and a large attic room. Off road parking for three cars, detached garage and enclosed rear garden with patio, attached shower room/wc, garden shed and brick store. Replacement double glazing and gas fired central heating with updated boiler. 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.



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LOCATION



Gwernaffield Road is a popular residential area of Mold comprising of individual, mainly older properties, within 0.5 mile of the Mold High Street which provides a comprehensive range of shopping facilities catering for most daily needs, major banks, public library and several popular eating establishments. The town also provides schools for all ages, leisure facilities and the popular Theatre Clwyd complex.

THE ACCOMMODATION COMPRISES



FRONT ENTRANCE

Modern wood grain effect double glazed composite door to reception hall.

RECEPTION HALL

6.78m x 1.07m (223" x 3'6")

Double glazed window to the side gable with frosted glass, decorative tiled floor, large panelled radiator, central heating thermostat and staircase to the first floor. Traditional four panel pine interior doors lead to the living and dining rooms.

LIVING ROOM

4.70m x 4.55m (155" x 14'11")



A spacious and well lit room with a wide double glazed bay window to the front, further window to the side, polished slate fireplace surround with matching hearth and coal effect gas fire, two wall light points, TV aerial point and large panelled radiator.



DINING ROOM

3.68m x 3.05m (121" x 10')



Internal UPVC double glazed window, polished slate fireplace surround with Valor coal effect gas fire, panelled radiator, telephone point and internal pine door leading through to the kitchen with useful understairs cupboard.



KITCHEN

3.76m x 2.95m (124" x 9'8")



Fitted with a modern range of gloss white fronted base and wall units with contrasting solid wood worktops with matching breakfast bar. Inset sink unit with preparation bowl and mixer tap, space for gas cooker with stainless steel splashback and cooker hood and integrated fridge/freezer. Plumbing for washing machine and slimline dishwasher. Internal double glazed window, radiator and full length uPVC double glazed door leading through to the conservatory.



CONSERVATORY

3.71m x 2.18m (122" x 7'2")



A modern UPVC double glazed conservatory with polycarbonate type roof covering, exposed stone walls to part, tiled floor, fluorescent strip lighting, power points and uPVC double glazed exterior door.

FIRST FLOOR LANDING

Pine balustrade, staircase to the attic room with storage cupboard beneath and pine doors interior doors.

BEDROOM ONE

4.42m to chimney breast x 3.68m (14'6" to chimney breast x 12'1")



Two double glazed windows to the front, built in double wardrobes to either side of the chimney breast with locker style storage cupboards above, and radiator.



BEDROOM TWO

4.37m x 2.72m (14'4" x 8'11")



A double size room with double glazed window to the rear with open aspect over the surrounding properties across to surrounding hillside, fitted book shelving, radiator.

BEDROOM THREE

2.13m x 2.11m (7' x 6'11")



Double glazed window.

BATHROOM

3.12m x 1.88m (10'3" x 6'2")



A modern well appointed bathroom with three piece suite and marble effect laminate wall panelling for ease of maintenance. Comprising panelled bath with mixer tap, mains shower valve and folding screen; wash basin with white cabinet beneath and low flush WC. Chrome towel radiator, mirrored cabinet, double glazed window with frosted glass, built in airing cupboard with slatted shelving and housing a modern Glow Worm gas fired central heating boiler.

ATTIC ROOM

3.78m x 3.35m (125" x 11')



Arched double glazed window to the side gable, radiator, storage recess and access to under eaves.

OUTSIDE

The property is approached over a tarmac drive which provides parking for at least three cars as well as access to the garage. There is gated access from the drive through to the rear garden.

FRONT GARDEN

Established front garden with deep well stocked shrubbery borders, various established shrubs and bushes and mature hedging and trees to the frontage. Outside light point.

REAR GARDEN



To the rear is a pleasant fully enclosed garden which enjoys a high degree of privacy and comprises a lawned area together with attractive paved patio areas and shrubbery borders. A brick built store is located to the top right hand corner of the garden. In addition there is a timber framed/clad storage shed with two single glazed windows and front canopy. Outside light and tap.



WC/ATTACHED STORE

At the rear of the property is a useful WC/shower room with part tiled walls, beamed ceiling and fitted with a corner shower cubicle with electric shower, wash basin and WC. Timber framed single glazed window, power point, radiator, storage alcove.

GARAGE

A prefabricated concrete sectional single garage with wooden doors, single glazed window, side door, power and light installed.

DIRECTIONS

From the Agent's Mold Office, proceed up the High Street and continue through the traffic lights, bearing left at the top of the road onto Pwll Glas. Follow the road to the junction of the Gwernaffield Road and bear left, whereupon the property will be found on the right hand side a short distance after Ffordd Pennant.

TENURE

COUNCIL TAX

* Council Tax Band E - Flintshire County Council

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.

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW
Amended JW