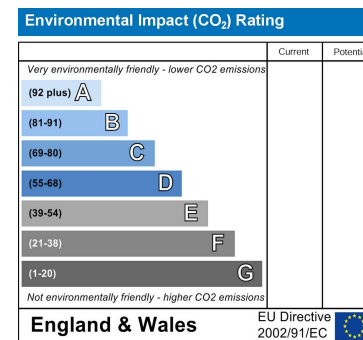
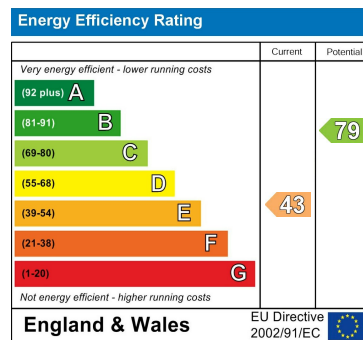
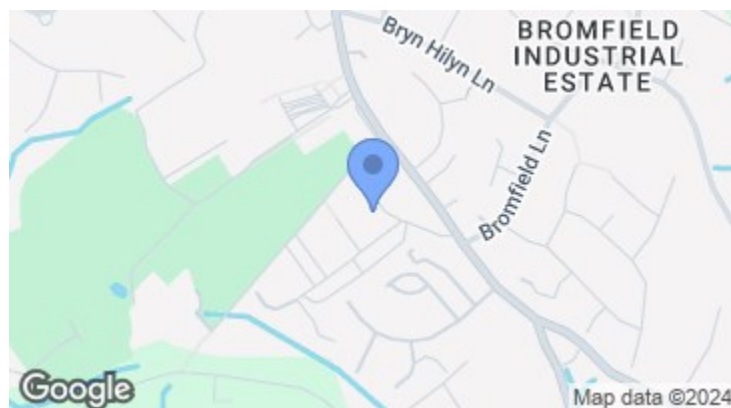


GROSS INTERNAL AREA  
FLOOR 1 489 sq.ft. FLOOR 2 495 sq.ft.  
TOTAL : 984 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**26 Broncoed Park**  
Mold, Flintshire,  
CH71JF

**Price**  
**£215,000**

A REFURBISHED THREE BEDROOM TRADITIONAL SEMI DETACHED HOUSE with two reception rooms, good size garden and driveway parking for two cars. Occupying a convenient position in this established residential area, within half a mile of Mold town centre, local schools and leisure facilities. Affording well proportioned accommodation considered ideal for either a first time buyer or young family which has benefitted from a recent and comprehensive scheme of improvement to include new fitted kitchen and bathroom; new floor coverings, re-plastering, new interior doors, redecoration throughout and replacement UPVC double glazed windows. In brief comprising: reception hall, dining room, spacious living room, kitchen with an attractive range of matte green fronted units and integrated appliances, first floor landing, three good size bedrooms (including two doubles) and a modern well appointed family bathroom with fitted cabinets, attractive tiling and shower over bath. South westerly facing rear garden. 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 established Broncoed Park estate located off Wrexham Road within walking distance of the town centre. Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities within the town together with popular primary and secondary schools and leisure facilities close-by.

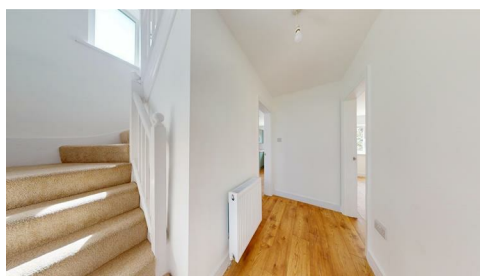
## THE ACCOMMODATION COMPRISES

## FRONT ENTRANCE

UPVC double glazed panelled door to reception hall.

## RECEPTION HALL

3.02m x 1.27m (9'11" x 4'2")



Turned staircase to the first floor, laminate wood effect flooring, radiator and modern white panelled interior doors leading to all rooms.

## DINING ROOM

3.61m x 3.07m (11'10" x 10'1")



Double glazed window to the front, continuation of the laminate wood effect flooring and radiator.



## LIVING ROOM

4.09m x 3.63m (13'5" x 11'11")



Double glazed window to the rear, recessed fireplace with granite hearth (flue blocked off), continuation of the laminate wood effect flooring and radiator.



## KITCHEN

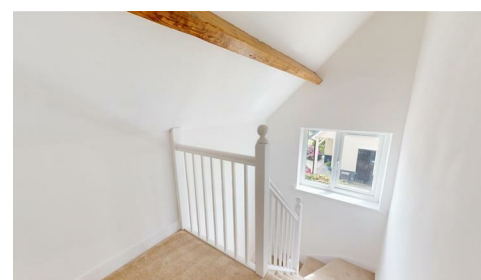
4.22m x 3.02m (13'10" x 9'11")



A new fitted kitchen with an attractive range of matte green fronted base and wall units with stainless steel handles and wood effect worktops with inset single drainer sink unit with mixer tap and tiled splashback. Integrated appliances comprising touch control ceramic hob with concealed cooker hood, electric oven, fridge and freezer. Continuation of the laminate wood effect flooring, wall mounted gas fired central heating boiler, double glazed windows to two aspects, plumbing for washing machine, radiator and modern UPVC double glazed exterior door to the garden.



## FIRST FLOOR LANDING



Double glazed window to the side gable, exposed beam, loft access and white panelled interior doors to all rooms.

## BEDROOM ONE

4.09m x 3.61m (13'5" x 11'10")



Double glazed window to the rear and radiator.

## BEDROOM TWO

3.63m x 3.05m (11'11" x 10')



A double size room with double glazed window to the front and radiator.

## BEDROOM THREE

3.05m x 1.93m (10' x 6'4")



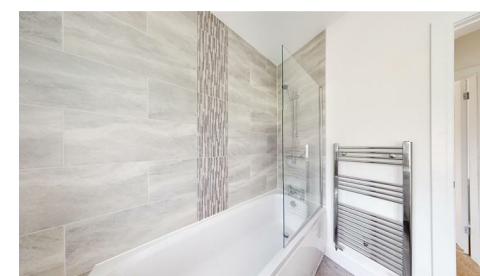
Double glazed window to the rear and radiator.

## BATHROOM

2.21m x 2.03m (7'3" x 6'8")



A new fully modernised bathroom with attractive part tiled walls and modern three piece suite with fitted cabinets. Comprising panelled bath with mixer tap and mains shower valve with screen, wash basin with gloss white cabinet beneath and WC with concealed cistern. Matching tiled floor, chrome towel radiator, extractor fan and two double glazed windows with frosted glass.



## OUTSIDE



Gated entrance to a concrete driveway extending to the side of the property providing parking for two cars.

## FRONT GARDEN



Front lawned garden area with central pathway, mature hedging to the frontage and established bushes. Gated access from the drive leads through to the rear garden.

## REAR GARDEN



To the rear is a good size fully enclosed garden which enjoys a south westerly aspect. Wide gravelled area, newly seeded garden beyond, established hedging and outside tap.



## DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street, passing the Alun High School on the right hand side and take the second right turning thereafter onto Broncoed Park. Keep right at the junction whereupon the property will be found on the left hand side.

## COUNCIL TAX

Flintshire County Council - Tax Band C

## TENURE

Freehold.

## 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.

## 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