

GROSS INTERNAL AREA
 FLOOR 1 925 sq.ft. FLOOR 2 644 sq.ft.
 EXCLUDED AREAS : GARAGE 162 sq.ft. BEDROOM 4 89 sq.ft.
 TOTAL : 1,569 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	EU Directive 2002/91/EC	69 → 76

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	

Bryn Ceinion, 3 Leete Park
 Rhydymwyn, Mold, Flintshire
 CH7 5JJ

Price
£495,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE WITH INTEGRAL GARAGE, standing within extensive informal gardens, approximately 0.36 acre, in a secluded village location some three miles from Mold. Situated along a private road of individually designed homes with a block paved drive and superb garden, ideal for families, with patio and summer house, extending to approximately 190ft/58m in length. Affording spacious and well appointed accommodation with two reception rooms; including the living room with a Jotul stove, conservatory, a modern fitted kitchen/breakfast room with quartz worktops, utility room with internal access to the garage; and a ground floor shower room/WC. First floor gallery landing, four good size bedrooms, all with built in wardrobes and bedroom two with en suite; and well appointed family bathroom with modern suite and fitted cabinets. A particular feature are the extensive and very private gardens, with a slightly elevated patio area. Replacement UPVC double glazed windows, oil fired central heating system and solar PV panels.

LOCATION

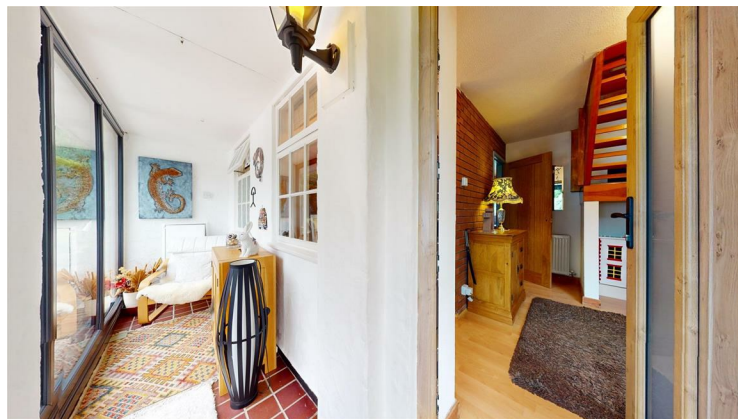


The property forms part of Leete Park a select development of seven individual homes situated off Vicarage Road, to the centre of this popular village community. Rhydymwyn is located along the A525 (Mold-Denbigh road) and is surrounded by beautiful rolling countryside with numerous walks in the surrounding area and along the River Alyn. The village has a garage/petrol station with a well stocked shop for daily essentials, whilst the twice weekly market town of Mold provides a more comprehensive range of shops, supermarkets, schools for all ages and leisure facilities. The area is also ideally placed for ease of access to the larger centres of employment at Deeside, Chester and Merseyside. The city of Chester is approximately 15 miles and both Liverpool and Manchester airports are usually within an hours drive.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

4.90m c 1.07m (16'1" c 3'6")



Modern grey coloured UPVC double glazed twin doors to entrance porch with matching full length windows, quarry tiled floor, two wall light points and newly replaced wood effect double glazed internal door to reception hall.

RECEPTION HALL

3.40m x 2.77m plus recess (11'2" x 9'1" plus recess)



Open tread turned staircase to the first floor, built in cloaks storage cupboard with sliding door front, laminate wood effect flooring, internal single glazed window, radiator, feature brick walling, and further double glazed window overlooking the front garden.

SHOWER ROOM/WC

1.47m x 1.60m (4'10" x 5'3")



Fitted with a modern suite comprising corner shower cubicle with Mira electric shower, wash hand basin and WC. Fully tiled walls, tiled floor, recessed ceiling lighting, extractor fan and internal single glazed window with frosted glass.



DIRECTIONS

From the Agent's Mold Office proceed along Chester Road to the roundabout and take the first exit left. At the next roundabout take the third exit onto the A541/Denbigh Road and continue for approximately 3 miles to the village of Rhydymwyn. Turn left opposite the garage onto Dolfechlas Road/Vicarage Road whereupon Leete Park will be found on the right hand side. The property is then the third house on the right hand side.

TENURE

COUNCIL TAX

Flintshire County Council - Tax Band G

AGENTS NOTES

We understand the residents of Leete Park each contribute £120.00pa into a fund for the upkeep of the private drive.

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

OUTSIDE

summerhouse with glazed exterior doors, side window and an attached implement store. To the lower part is an established rockery garden with gravelled pathways and various established shrubs and bushes. Log store and oil tank. Outside tap and lights.



The property is approached over a sweeping brick paved driveway which provides parking for several cars as well as access to the integral garage.

FRONT GARDEN

Open plan front lawned gardens extend to either side of the drive with various established bushes and shrubs and with access to the side of the house leading through to the rear garden. We understand the title of the property also includes the section of the private drive to the front and small parcel of land directly opposite.

GARAGE

5.44m x 2.79m (17'10" x 9'2")

Up and over door, double glazed window, and power and light installed.

REAR GARDEN



A particular feature are the extensive informal lawned gardens extending to the rear of the property extending to approximately 190 ft feet. To the upper part is a paved patio area with gravelled seating areas and well stocked shrubbery borders with various mature plants and shrubs. A pathway leads down to a rectangular shaped lawn which is flagged to either side by mature hedging and interspersed with various mature trees and bushes providing a delightful and very private setting. Within the garden is a timber clad

LIVING ROOM

6.60m x 4.34m reducing to 2.95m (21'8" x 14'3" reducing to 9'8")



A spacious dual aspect room with double glazed bow window to the front and matching full length window to the rear overlooking the garden. Recessed fireplace with Jotul wood burning stove upon a slate hearth and with oak mantel beam, coved ceiling, recessed ceiling lighting, TV aerial point and two panelled radiators. Glazed twin internal doors lead through to the dining room.



CONSERVATORY

3.58m x 3.48m (11'9" x 11'5")



Built of a UPVC double glazed frame with matching French doors to the garden and pleasing views over the garden. Pitched polycarbonate type roof covering, laminate wood effect flooring and power points.

KITCHEN DINER

4.85m x 2.95m (15'11" x 9'8")

DINING ROOM

4.19m x 3.07m (13'9" x 10'1")



Radiator, internal door to the kitchen and UPVC double glazed French doors leading through to the conservatory.



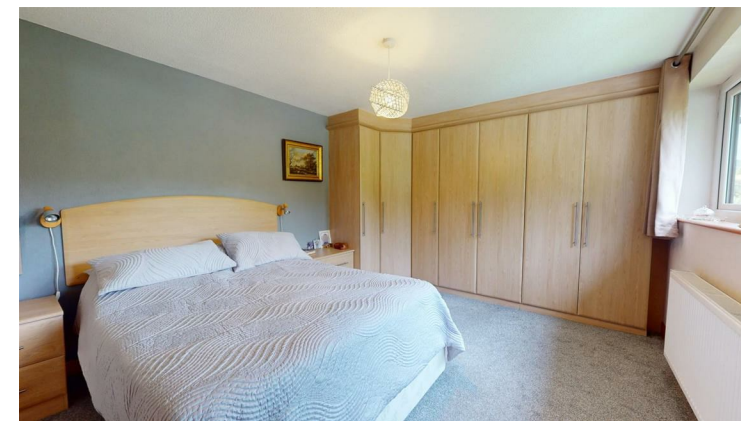
A modern well appointed kitchen with a range of gloss white fronted base and wall units with contrasting grey quartz work surfaces incorporating a large dividing peninsular unit with storage beneath. Matching tiled splashbacks, electric cooker with cooker hood, under counter Franke sink unit with preparation bowl and mixer tap and concealed lighting. Integrated fridge, tiled

floor, part tiled walls, cedar ceiling, radiator and double glazed window with pleasing views over the garden. Internal door to utility.

front, built in storage unit with mirrored sliding door fronts, further pine low level cupboard and pine panelled interior doors to all rooms.



BEDROOM ONE
3.81m x 3.40m plus wardrobes (12'6" x 11'2" plus wardrobes)



Double glazed window to the front with open aspect, modern range of fitted wardrobe units to one wall with light tone wood effect door fronts with long stainless steel handles and matching bedside cabinets, and radiator.



EN SUITE
2.08m x 0.97m (6'10" x 3'2")

A modern en suite shower room comprising tiled shower enclosure with mains shower valve and glazed screen, pedestal wash basin and low flush WC. Part tiled walls, tiled floor, chrome towel radiator and extractor fan.

BEDROOM THREE
3.10m x 2.57m (10'2" x 8'5")



A double size room with double glazed window to the rear with views, fitted wardrobe units extending the full length of one wall with sliding door fronts and radiator.

BEDROOM TWO
3.10m x 2.49m plus wardrobes (10'2" x 8'2" plus wardrobes)



Double glazed window to the rear with views over the garden, built in wardrobe unit with mirrored sliding door fronts, radiator and internal door to en suite.

BEDROOM FOUR
2.97m x 2.77m (9'9" x 9'1")

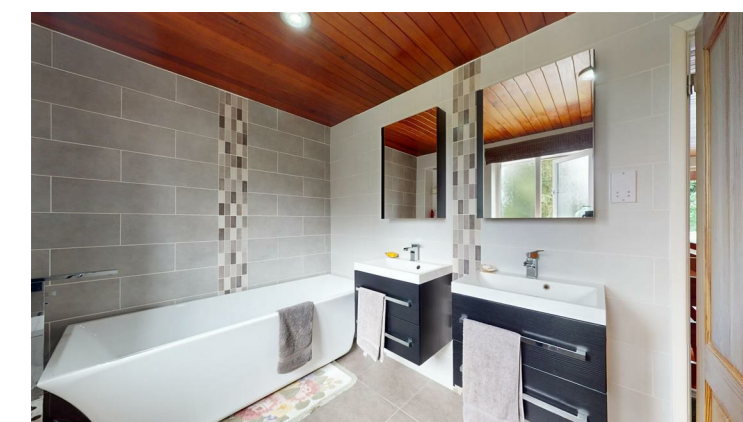


Double glazed window to the front, laminate flooring, radiator and built in storage cupboard.

FAMILY BATHROOM
3.38m x 1.88m (11'1" x 6'2")



A spacious and well appointed family bathroom with attractive fully tiled walls with matching floor comprising freestanding bath with feature mixer shower tap, twin vanity wash basins with drawers beneath and low flush WC. Tall wall cupboard and two mirrored cabinets, pine ceiling with recessed ceiling lighting, contemporary style chrome towel radiator, shelved alcove with lighting and double glazed window with frosted glass.

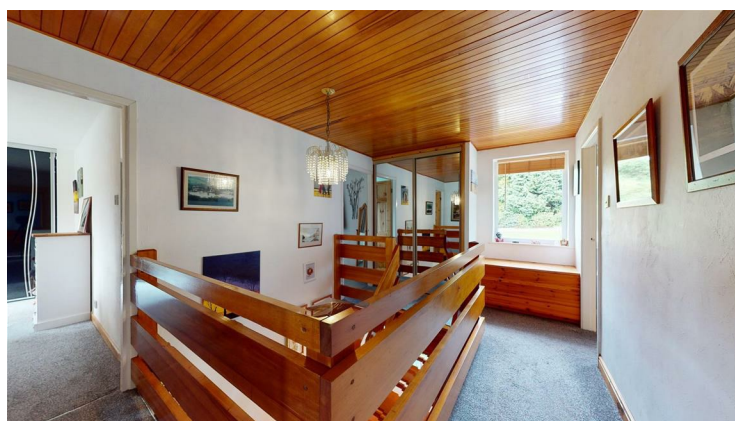


UTILITY
2.69m x 2.26m (8'10" x 7'5")



Modern base and wall units with grey worktops, inset sink unit with mixer tap, void and plumbing for washing machine and dishwasher. Freestanding Worcester oil fired central heating boiler, continuation of the tiled floor from the kitchen, double glazed window, exterior door and internal door to the garage.

FIRST FLOOR LANDING
4.42m x 2.77m (14'6" x 9'1")



Spacious gallery style landing with cedar ceiling, double glazed window to the