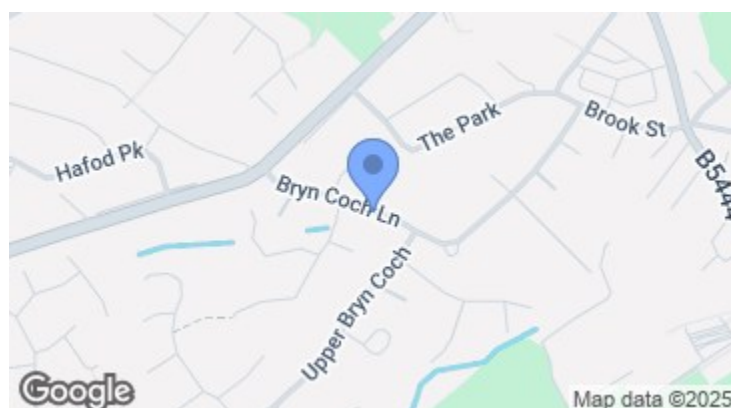


GROSS INTERNAL AREA  
EXCLUDED AREAS: VERANDAH: 88 sq.ft  
TOTAL: 828 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	84
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



## Berwyn Bryn Coch Lane

Mold, Flintshire,  
CH71PS

**Price**  
**£220,000**

A TRADITIONAL TWO BEDROOM DETACHED BUNGALOW WITH SOUTH WESTERLY FACING GARDEN, occupying an attractive position in this noted area of Mold, conveniently situated for the town centre and local amenities. Offering well proportioned accommodation with scope to refurbish to individual requirements and possibly to extend, subject to planning approval. The property benefits from a gas fired central heating system with an updated boiler in November 2020 and external wall insulation; and in brief comprises: veranda style front entrance, reception hall, living room with bow window, open plan kitchen diner with oak flooring and modern range of units, two good size double bedrooms and bathroom. Driveway providing off road parking for several cars, established front garden, detached timber framed/clad garage and rear garden with store. 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**

Bryn Coch Lane is a popular road of predominately individual homes, located off Ruthin Road, within 2/3 mile of the town centre. The Welsh medium primary school Ysgol Glanrafon is within close proximity and popular secondary schools and leisure facilities are available along Wrexham Road. 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 in the town together with popular restaurants and the well known Theatr Clwyd.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Veranda style front entrance, quarry tiled flooring, ceiling light point, panelled front door with oval glass insert to reception hall.

**RECEPTION HALL**

Loft access, recessed ceiling lighting, double panelled radiator and traditional white panelled interior doors to all rooms.

**LIVING ROOM**

5.03m x 3.68m (16'6" x 12'1")



A spacious and well lit room with a wide double glazed bow window to the front elevation with feature stained/leaded upper lights, further matching secondary glazed windows to the side gable, fireplace (blocked off) with shelving into alcove, telephone point, TV aerial point and two radiators.

**KITCHEN**

7.01m x 3.68m reducing to 1.88m (23' x 12'1" reducing to 6'2")



A spacious kitchen diner with double glazed windows to the side and rear

elevations overlooking the gardens and oak flooring. Modern range of gloss white base and wall units with contrasting dark toned speckled effect worktops with inset sink unit with mixer tap and tiled splashback. Integrated appliances comprising touch control electric hob, cooker hood and electric oven beneath. Connection for washing machine, wall mounted Baxi gas fired central heating boiler (understood to date from November 2020) and gas and electricity meters.

**BEDROOM ONE**

3.68m x 3.40m (12'1" x 11'2")



Double glazed window to the front, TV aerial point and radiator.

**BEDROOM TWO**

3.15m x 3.10m (10'4" x 10'2")



Double glazed window to the rear and radiator.

**BATHROOM**

1.98m x 1.98m (6'6" x 6'6")



Comprising panelled bath with electric shower, pedestal wash basin and WC. Part tiled walls, towel radiator, tiled floor and double glazed window.

**OUTSIDE**

The property is set well back from the road and is approached over a tarmac driveway which extends to the side of the bungalow providing parking for several cars as well as access to the garage and gardens located to the rear.

**FRONT GARDEN**

Front lawned garden with shrubs and bushes and central pathway leading to the front door.

**GARAGE**

4.27m x 2.90m (14' x 9'6")

A timber frame/clad single garage with twin outer doors, double glazed windows, and power and light installed.

**REAR GARDEN**

To the rear is a good size south facing garden. Outside light and attached store to the rear of the garage.

**DIRECTIONS**

From the agent's Mold office proceed along New Street and thereafter onto the Ruthin Road and after approximately 0.5 mile take the left turning onto Bryn Coch Lane whereupon the property will be found after a short distance on the right hand side.

**COUNCIL TAX**

Flintshire County Council - Tax Band D

**TENURE**

Understood to be 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  
Amended MB