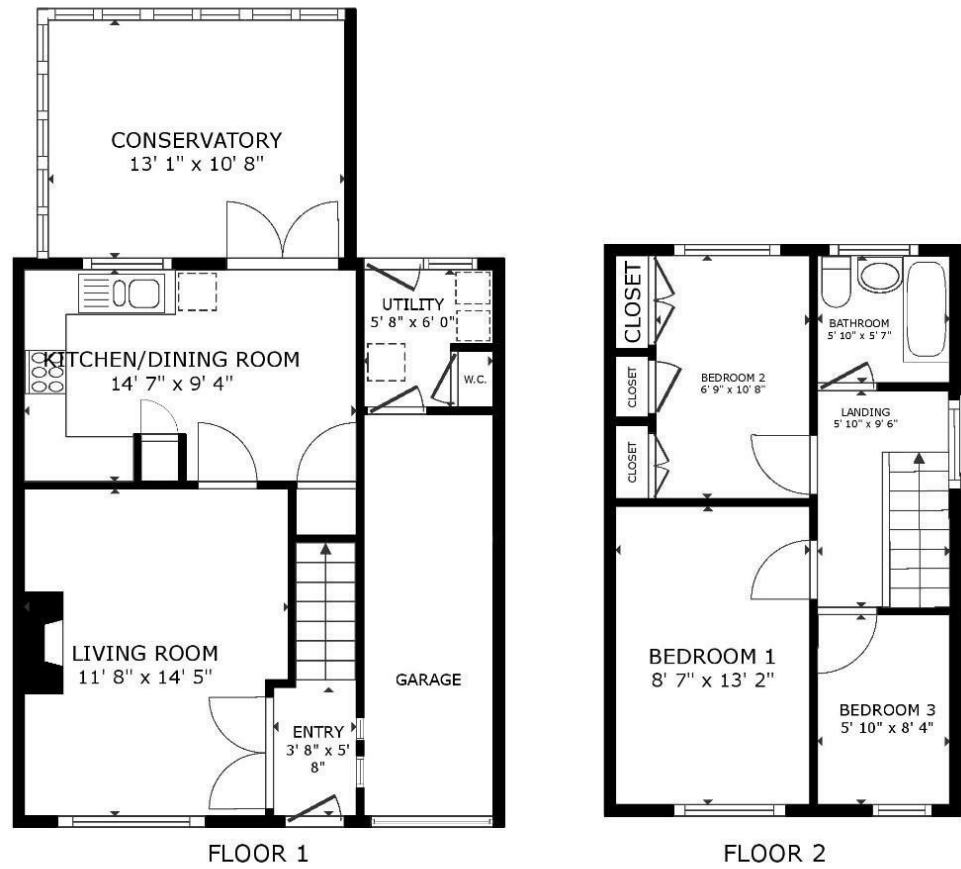


4 Llwynon Close, Bryn-Y-Baal, Mold, Flintshire, CH7 6TN



GROSS INTERNAL AREA
FLOOR 1 571 sq.ft. FLOOR 2 355 sq.ft.
EXCLUDED AREAS : GARAGE 68 sq.ft.
TOTAL : 926 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
	86
70	

Environmental Impact (CO ₂) Rating	
Current	Potential

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.

Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



4 Llwynon Close

Bryn-Y-Baal, Mold, Flintshire,
CH7 6TN

Price
£235,000

A THREE BEDROOM DETACHED HOUSE WITH CONSERVATORY, GARAGE WITH UTILITY/WC AND ENCLOSED REAR GARDEN, forming part of this small established cul de sac within this popular residential area of Mynydd Isa. Affording an ideal family size home with the benefit of gas fired central heating and in brief comprising reception hall, living room with bay window and fireplace, kitchen diner with range of light wood effect fronted base and wall units, conservatory, first floor landing, three bedrooms and bathroom.



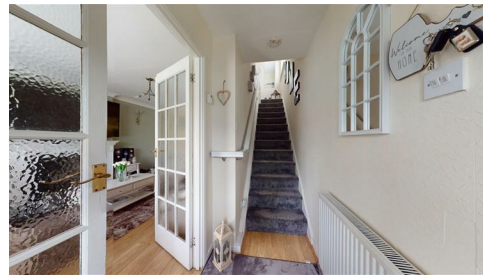
www.cavendishproperties.co.uk

LOCATION

The property forms part of this established popular residential area and is within a short drive of the A494 road network. There are popular schools for all ages within the immediate locality as well as a small range of shops in Mynydd Isa to include a mini Sainsbury's supermarket.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed front door to entrance hall.

ENTRANCE HALL

Staircase to the first floor, radiator, laminate wood effect flooring and panelled glazed twin doors to living room.

LIVING ROOM

4.47m x 3.51m (14'8" x 11'6")



Double glazed bay window to the front, white fireplace surround with granite insert and hearth and pebble effect electric fire, coved ceiling, connection for wall mounted TV, laminate wood effect flooring, radiator and internal door to kitchen diner.

**KITCHEN DINER**

4.47m x 2.87m (14'8" x 9'5")



Fitted with a range of light wood effect fronted base and wall units with contrasting mottle effect worktops with inset sink unit with preparation bowl and mixer tap. Space for gas cooker and fridge/freezer, understairs storage cupboard, radiator, internal single glazed window, recessed ceiling lighting and glazed twin doors to conservatory.

**CONSERVATORY**

3.61m x 2.82m (11'10" x 9'3")



Built on a brick base with timber framed double glazed windows and matching patio door to the garden. Laminate flooring, pitched polycarbonate type roof covering and power points.

FIRST FLOOR LANDING

Double glazed window, loft access and built in cupboard.

BEDROOM ONE

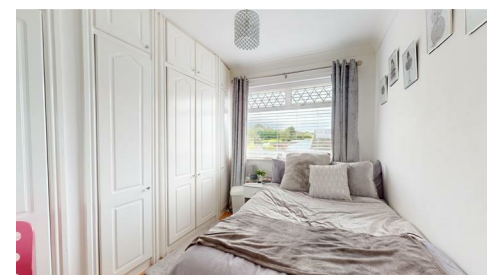
4.06m x 2.57m (13'4" x 8'5")



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

BEDROOM TWO

3.33m x 1.98m (10'11" x 6'6")



Double glazed window to the rear, radiator, range of fitted wardrobe units to one wall and laminate wood effect flooring.

BEDROOM THREE

2.62m x 1.83m (8'7" x 6')



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

BATHROOM

1.80m x 1.68m (5'11" x 5'6")



Fitted with a three piece suite comprising panelled bath with electric shower and screen, low flush WC and pedestal wash basin. Fully tiled walls, double glazed window and radiator.

OUTSIDE

Wide brick paved driveway extending across the width of the plot.

GARAGE

5.33m x 2.39m (17'6" x 7'10")

Up and over door, power and light installed, internal door leading through to utility room.

UTILITY ROOM

2.34m x 1.93m (7'8" x 6'4")

Single glazed window and exterior door to the garden, plumbing for washing machine.

WC

Low flush WC.

REAR GARDEN

To the rear is a fully enclosed garden with timber garden shed. Outside light and tap.

**DIRECTIONS**

From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit towards New Brighton and continue past County Hall through the traffic lights and up the hill. On reaching the traffic lights in New Brighton turn right and then after crossing the A494 Bypass continue for some 100 yards and turn left onto Bryn Road. Follow the road up the hill and over the brow and take the first right and then first left into Snowdon Avenue. Follow the road around to the right whereupon Llwynon Close will be found 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