

79 Hafod Park, Mold, Flintshire, CH71QW

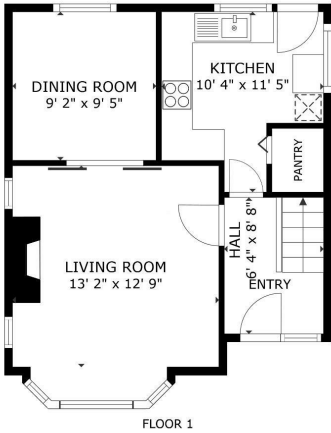
Cavendish  
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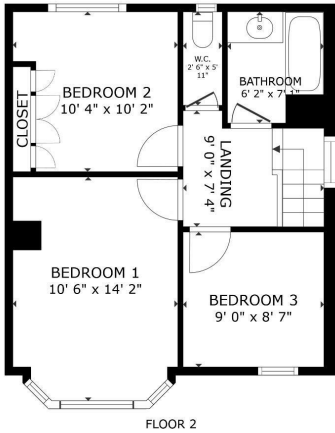
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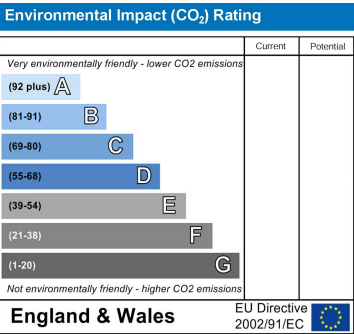
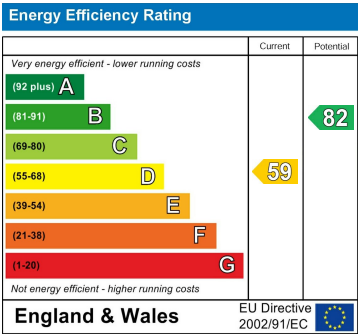
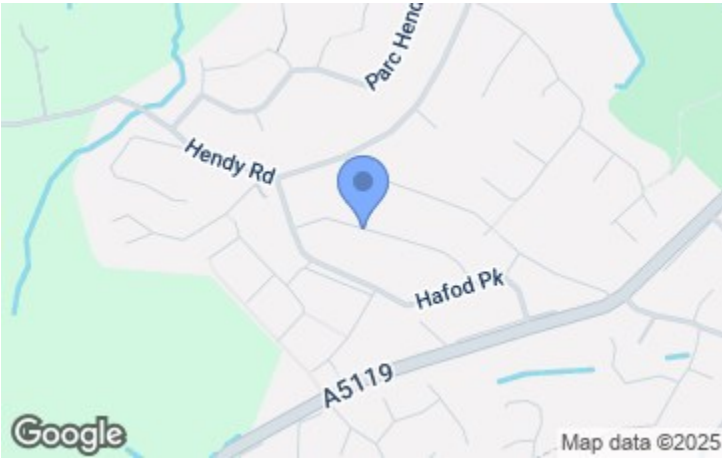
GROSS INTERNAL AREA  
FLOOR 1 448 sq.ft. FLOOR 2 463 sq.ft.  
TOTAL 911 sq.ft.

Matterport



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## 79 Hafod Park

Mold, Flintshire,  
CH71QW

Price  
£245,000

A TRADITIONAL THREE BEDROOMED DETACHED FAMILY HOUSE WITH GARAGE AND PRIVATE GARDEN, FORMING PART OF THE POPULAR HAFOD PARK ESTATE ON THE FRINGE OF THE TOWN CENTRE. Affording an ideal family sized accommodation with the benefit of gas fired central heating and replacement double glazing whilst affording scope for further refurbishment and modernisation to individual requirements. The property is available with no onward chain and in brief comprises; recessed front entrance porch, reception hall, living room, dining room, kitchen, first floor landing, three good sized bedrooms and bathroom with separate WC. Driveway to the side of the property for three cars, detached brick built garage and good size garden.

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.

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LOCATION

The property occupies an attractive position to the upper part of this popular residential area, located off Ruthin Road, on the fringe of the town. Mold town centre provides a comprehensive range of shops serving most daily needs and has popular schools for all ages and leisure facilities. The A494 road network is close by enabling ease of access towards Chester, Wrexham, Merseyside and beyond.

THE ACCOMMODATION COMPRISES



uPVC double glazed front door with matching side panel to reception hall.

RECEPTION HALL

2.69m x 1.96m (8'10" x 6'5")

Staircase to the first floor with storage cupboard beneath, radiator and panelled glazed internal door to living room.

LIVING ROOM

4.29m x 3.96m (14'1" x 13')



Double glazed bay window to the front and two further double glazed windows to the side gable. Tiled fireplace and hearth with coal-effect gas fire, coved ceiling, TV and telephone points and radiator. Sliding glazed doors leading through to dining room.



DINING ROOM

2.92m x 2.72m (9'7" x 8'11")



Double glazed patio door overlooking the garden and radiator.

KITCHEN

3.48m x 3.15m (11'5" x 10'4")



Range of base and wall units with worktops and inset sink unit. Built-in appliances comprising electric single oven, microwave, four gas burner hob and cooker hood. Plumbing for dishwasher and washing machine, part tiled walls, two double glazed windows matching the exterior doors to the garden and wall mounted Baxi gas fired central heating boiler.



FIRST FLOOR LANDING



Double glazed window and loft access.

BEDROOM ONE

4.29m x 3.18m (14'1" x 10'5")



Double glazed bay window to the front and radiator.

BEDROOM TWO

3.18m x 3.15m (10'5" x 10'4")



Double glazed window to the rear, radiator, built-in wardrobe units with louvered door fronts and matching dressing table with storage above.

BEDROOM THREE

2.77m x 2.59m (9'1" x 8'6")

Double glazed window to the front.

BATHROOM

2.18m x 1.91m (7'2" x 6'3")



Fitted with a coloured suite comprising cast iron bath with pine panelling and wash basin with pine cupboards beneath. Part tiled walls, pine ceiling, towel radiator and double glazed window with frosted glass.

SEPARATE WC

Comprising low flush WC, part tiled walls and double glazed window with frosted glass.

OUTSIDE

The property is approached over a concrete driveway which extends to the side of the property providing parking for up to three cars as well as access to the garage located to the rear. There is access from the driveway leading through into the rear garden.

FRONT GARDEN



Front lawned garden with high mature hedging providing a high degree of privacy.

REAR GARDEN



To the rear is a good sized lawned garden which is bounded by high matured hedging. Outside tap.



GARAGE

5.92m x 2.84m (19'5" x 9'4")

Twin outer doors, side door, two double glazed windows and electricity connected.

DIRECTIONS

From the agent's Mold office proceed along New Street and thereafter onto Ruthin Road and after approximately 1/3 mile take the right handed turning into Hafod Park. Follow the road around to the left and then immediate right whereupon the property will be found towards the upper part of the road on the left hand side.

AGENTS NOTES

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

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/SC