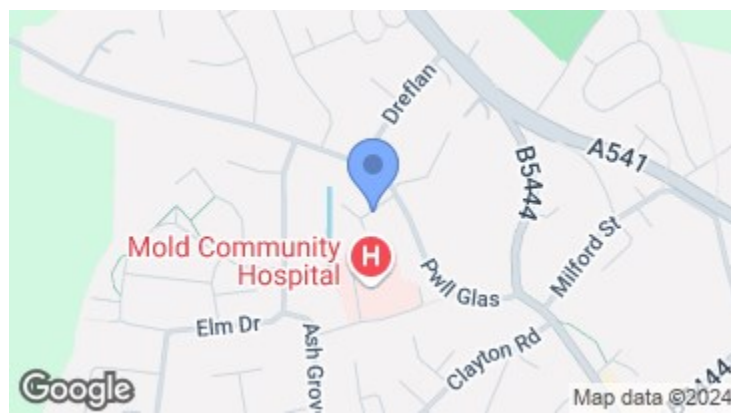


GROSS INTERNAL AREA  
FLOOR 1: 822 sq ft  
TOTAL: 822 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**Red Roofs Bedford Way**  
Mold, Flintshire,  
CH71SL

**Price**  
**£210,000**

**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.

A TRADITIONAL TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE AND OUTHOUSES, occupying a convenient position within a short walk of Mold town centre. Forming part of a small secluded cul de sac located off Pwll Glas and benefiting from some recent improvements to include a new roof and replacement double glazed windows and exterior doors whilst affording further scope for modernisation to personal requirements. The property stands in a corner position with front and side garden areas and a small courtyard to the rear with useful range of outhouses/stores. In brief the accommodation with gas heating comprises; reception hall, living room with bay window, kitchen in need of refurbishment, rear porch, two bedrooms and shower room. No onward chain.



**LOCATION**

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 together with primary and secondary schools and leisure facilities.

**THE ACCOMMODATION COMPRISES**

Modern UPVC double glazed front door to reception hall.

**RECEPTION HALL**

Built in shelved cupboard, telephone point and double panelled radiator.

**LIVING ROOM**

4.93m x 3.61m (16'2" x 11'10")



Double glazed bay window to the front overlooking the garden, fireplace with electric coal effect fire, two wall light points and panelled radiator.

**KITCHEN**

4.22m x 2.84m (13'10" x 9'4")



Fitted with a range of pine fronted base and wall units with grey worktops and inset sink unit. Tiled splashback, Leisure Rangemaster 110 gas/electric range cooker (not tested), double panelled radiator, plumbing for washing machine, electricity meter cupboard and double glazed window to the rear. Internal door to rear porch.

**REAR PORCH**

3.30m x 1.22m (10'10" x 4')

UPVC double glazed window, matching exterior door and tiled floor.

**BEDROOM ONE**

4.14m x 3.15m (13'7" x 10'4")



A dual aspect room overlooking the garden and radiator.

**BEDROOM TWO**

3.05m x 3.05m (10' x 10')



A dual aspect room overlooking the rear garden and radiator.

**SHOWER ROOM**

1.96m x 1.93m (6'5" x 6'4")



Comprising corner shower cubicle with mains shower valve, pedestal wash basin and low flush WC. Tiled floor, double panelled radiator, double glazed window and access to the loft which we understand houses the gas fired central heating boiler.

**OUTSIDE**

The property occupies a corner position in this small established cul de sac.

**GARDENS**

Front and side garden areas with walling to the boundaries, part paved and tarmacadam pathways, various established shrubs and bushes, and outside light.

**DRIVEWAY**

A small driveway extends to the side of the property providing access to the garage.

**GARAGE**

4.98m x 2.64m (16'4" x 8'8")



A block built single garage with twin outer doors, single glazed window and personal door to the rear.

**REAR COURTYARD**

To the rear is a private paved courtyard with a range of outhouses including a central workshop/store with single glazed window and work bench (13'7" x 6'5"). Attached coal store and lean-to style glazed store in need of repair.

**DIRECTIONS**

From the Agent's Mold Office proceed up the High Street and on passing the Parish Church bear left adjoining the Bailey Hill on to Pwll Glas. Follow the road down the hill and turn left into Bedford Way whereupon the property is on the right.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band D

**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