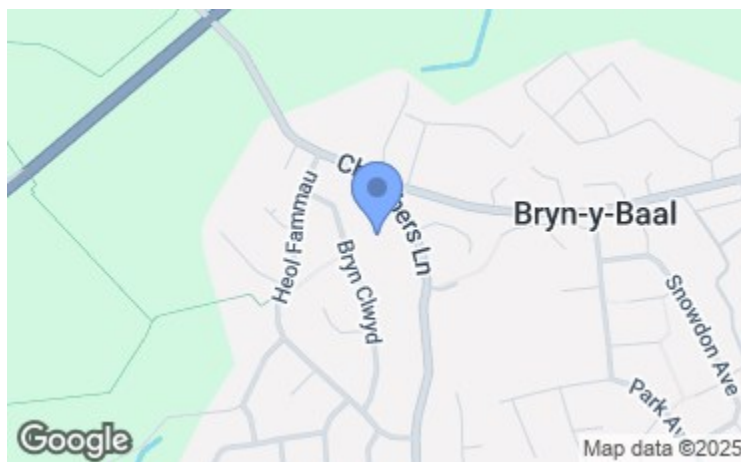


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 922 sq. ft.
EXCLUDED AREA: GARAGE: 152 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 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

Southwinds Chambers Lane

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

Price
£285,000

AN EXTENDED DETACHED BUNGALOW standing in a secluded setting within large private gardens, approximately 0.29 acre, to the upper part of this sought after residential area on the outskirts of Mold. Approached over a long private driveway and enjoying considerable privacy and seclusion whilst being conveniently located for village amenities including local shops serving daily needs, schools for all ages and bus services. The property has been extended to provide well proportioned and adaptable two bedroom accommodation with gas fired central heating and double glazing. In brief comprising; entrance porch, reception hall, living room with feature fireplace, separate dining room, kitchen, utility room, two double size bedrooms and modern shower room. Ample parking, attached garage with electric door, two useful integral stores and greenhouse. No onward chain.

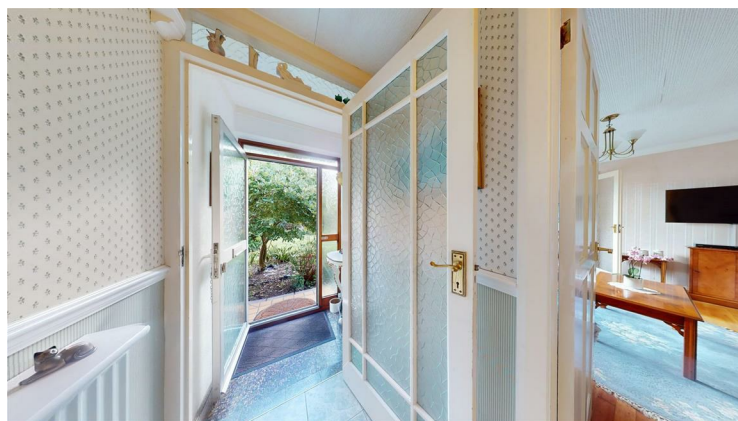
LOCATION



The property occupies an enviable position, set back from Chambers Lane, to the upper part of this established residential area. It is approached over a long private drive and stands in a large mature plot with front and rear lawned gardens with well stocked shrubbery borders, greenhouse and two useful integrated stores to the rear of the garage. Mynydd Isa village is within 0.5 mile has a small range of shops serving daily needs to include a Sainsburys mini-supermarket and newsagent/post office. The local market town of Mold is some 2.5 miles and provides a comprehensive range of shopping facilities, a twice weekly street market and leisure facilities.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Aluminium framed double glazed front door with matching side panel to entrance porch, terrazzo tiled floor, glazed inner door to reception hall.

RECEPTION HALL



Tiled floor, wall light point, loft access, radiator and panelled interior doors to all rooms.

LIVING ROOM

4.52m x 3.78m (14'10" x 12'5")



Wide double glazed window to the front overlooking the garden, coved ceiling, feature white fireplace surround with marble insert and hearth with coal effect gas fire, engineered wood flooring, TV aerial point, wall light point and radiator. Glazed twin doors to dining room.



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



DINING ROOM

3.76m x 3.00m (12'4" x 9'10")



A dual aspect room with double glazed windows overlooking the gardens and with double glazed exterior door to the front. Tiled floor, coved ceiling and double panelled radiator. Internal door leads through to the kitchen.



KITCHEN

2.84m x 2.72m (9'4" x 8'11")



Fitted with a range of light toned fronted base and wall units with matching worktops and inset composite sink unit with mixer tap and tiled splashback. Glazed display cabinet, integrated appliances comprising electric hob, cooker hood, single electric oven and dishwasher. Double glazed windows to the side and rear elevations, terrazzo tiled floor, radiator, recessed ceiling lighting and archway leading through to the utility room.



UTILITY ROOM

3.02m x 2.72m (9'11" x 8'11")



Fitted worktop with inset sink unit with base cupboard

LOCATION PLAN



For identification purposes only.

DIRECTIONS

From the agent's Mold office proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Follow the road up the hill and take the fourth turning onto Chambers Lane. Follow the road straight ahead and up the hill whereupon the entrance to the property will be found set back on the brow of the hill.

COUNCIL TAX

Flintshire County Council - Tax Band E

TENURE

Understood to be Freehold

beneath, plumbing for washing machine, space for fridge/freezer and tumble dryer. Part tiled walls, quarry tiled floor, built in storage cupboard, radiator, pine ceiling and double glazed exterior door to the garden.



BEDROOM TWO

3.30m x 3.02m (10'10" x 9'11")



A double size room with double glazed window overlooking the rear garden and radiator.

SHOWER ROOM

2.67m x 1.63m (8'9" x 5'4")



A modern updated shower room with marble effect laminated panelled walls for ease of maintenance, comprising large shower enclosure with full length screen and Mira electric shower, wash basin with gloss white cabinet beneath and WC with concealed cistern. Chrome towel radiator, tiled floor, laminated ceiling, extractor fan, high level single glazed window with frosted glass.

OUTSIDE

The property is approached via a wide splayed entrance with brick supporting columns leading to a long private driveway which leads to a block paved parking/turning area to the front of the bungalow and access to the attached single garage.

FRONT GARDEN



Large private enclosed front garden area with large lawn to the centre with deep and particularly well stocked shrubbery borders. Various established shrubs and bushes, mature trees and high mature hedging to the boundaries. A paved pathway extends across the front elevation with a patio/seating area.



GARAGE

5.18m x 2.77m (17' x 9'1")

Electric up and over door, power and light installed, and electric meter.

ATTACHED STORES

Two useful attached stores to the rear of the garage.

REAR GARDEN



To the rear is a secluded lawned garden with brick paved pathways, shrubbery borders and high mature hedging. There is also a mature apple tree and a timber framed greenhouse.

BEDROOM ONE

3.48m x 3.30m (11'5" x 10'10")

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

