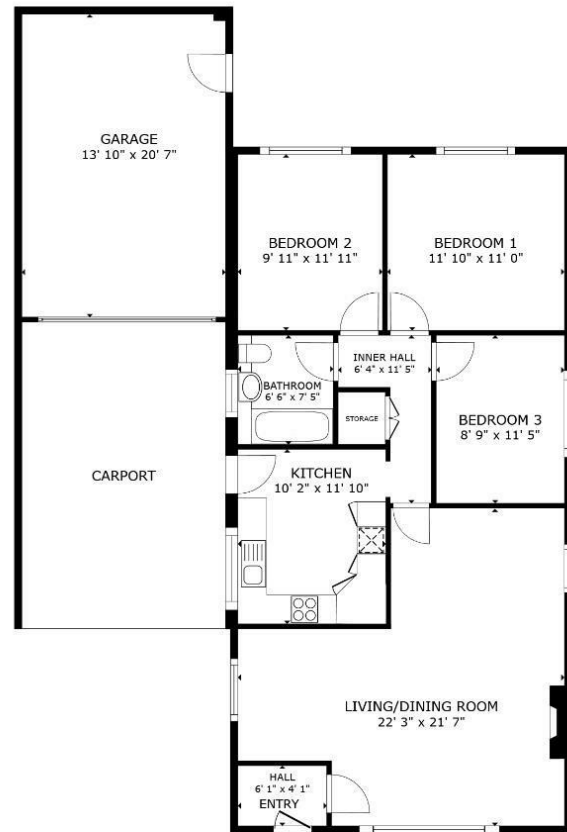
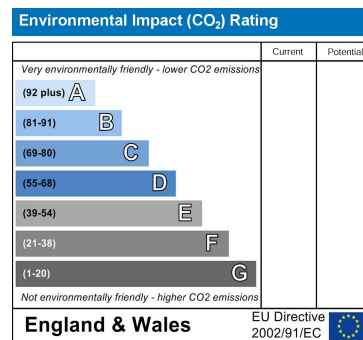
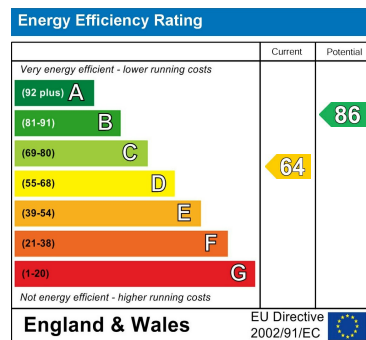


5 Bryn Derwen, Mynydd Isa, Mold, Flintshire, CH7 6SA



3BR, 1BA
 GROSS INTERNAL AREA
 FLOOR PLAN 1,027 sq.ft.
 EXCLUDED AREAS : GARAGE 286 sq.ft. CARPORT 289 sq.ft.
 TOTAL : 1,027 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



5 Bryn Derwen
 Mynydd Isa, Mold, Flintshire,
 CH7 6SA

Offers Over
£300,000

A WELL PROPORTIONED THREE BEDROOM DETACHED BUNGALOW with carport and larger than average garage with powered door, forming part of this established cul de sac of individual homes approximately two miles from Mold. Designed to a spacious plan with a large open plan living/dining room (measuring 22'2" x 21'10" overall), modern fitted kitchen, inner hallway, three good size bedrooms and bathroom. The property stands within low maintenance gardens and includes a wide concrete patterned driveway which extends to the side of the property providing parking for several cars. Artificial lawns extend to the front and rear. No onward chain



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

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Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk

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

The property is located within this noted area of Mynydd Isa and is within walking distance of local shops within the village to include a mini Sainsburys supermarket, popular schools for all ages and local bus services. The nearby county town of Mold is within a short drive, which provides a comprehensive range of shopping facilities catering for most daily needs, major supermarkets and leisure facilities. The town also has a popular twice weekly street market, several eating establishments and leisure facilities. The area has good road links towards Chester, Deeside and the motorway network.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed panelled front door to entrance hall.

ENTRANCE HALL

Wall light point and white panelled internal door to living/dining room.

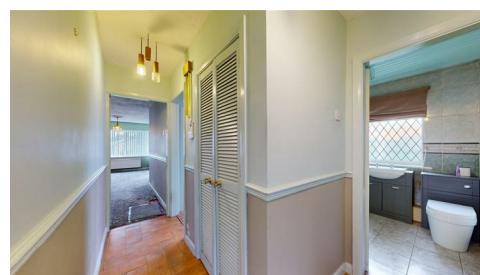
LIVING/DINING ROOM

6.76m x 6.65m max overall (22'2" x 21'10" max overall)



A spacious open plan room with a wide double glazed bow window to the front and further windows to the gables either side. Feature marble style fireplace and hearth with coal effect gas fire,

three wall light points, TV aerial point and double panelled radiator.

**INNER HALLWAY**

Deep built in linen cupboard with slatted shelving and radiator, wood effect tiled floor and dado rail.

KITCHEN

3.66m x 3.00m (12' x 9'10")



Fitted with a modern range of matte grey fronted base and wall units with matching speckled effect grey worktops with inset stainless steel sink unit and decorative tiled splashback surround. Integrated appliances comprising Zanussi

induction touch control hob with cooker hood above, Neff electric oven with slide and hide door, Neff microwave, Zanussi fridge/freezer and AEG slimline dishwasher. Tiled floor, double panelled radiator, wall shelving, pantry cupboard, double glazed window with leaded effect and UPVC double glazed exterior door to the drive and carport.

**BEDROOM ONE**

3.63m x 3.58m (11'11" x 11'9")



Double glazed window to the rear, laminate flooring, wardrobe unit included within the sale and radiator.

BEDROOM TWO

3.63m x 3.02m (11'11" x 9'11")



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

BEDROOM THREE

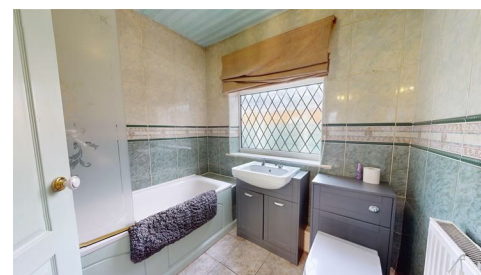
3.43m x 2.67m (11'3" x 8'9")



Double glazed window to the side elevation, laminate flooring and radiator.

BATHROOM

2.21m x 1.93m (7'3" x 6'4")



Fully tiled bathroom comprising panelled bath with electric shower, wash basin with cabinet beneath and low flush WC with concealed cistern. Tiled floor, radiator and double glazed window with frosted glass.

OUTSIDE

The property is approached over a wide concrete patterned driveway with metal gates leading to an extended driveway to the side of the property with carport and access to the detached garage.

FRONT GARDEN

Artificial lawn to the front with brick walling to the frontage and well stocked shrubbery borders. Outside light and gated access to the side of the bungalow leading to the rear garden.

GARAGE

6.22m x 4.19m (20'5" x 13'9")



A substantial detached garage with electric door and UPVC double glazed door to the garden. Power and light installed, gas and electricity meters, and gas fired central heating boiler.

REAR GARDEN

To the rear is a low maintenance landscaped garden with part artificial lawn and paved areas. Fencing to the boundaries and shrubbery borders.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow this road to the main roundabout on the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Follow the road up the hill for approximately three-quarters of a mile and before reaching the brow of the hill turn right into Bod Offa Drive. Take the first right and then right again at the 'T' junction following the road around to the left whereupon Bryn Derwen will be found on the left hand side.

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW