

2 Church Hall Walk, Pontblyddyn, Mold, Flintshire, CH7 4JJ



GROSS INTERNAL AREA
FLOOR 1 524 sq.ft. FLOOR 2 532 sq.ft.
EXCLUDED AREAS : PORCH 54 sq.ft.
TOTAL : 1,056 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



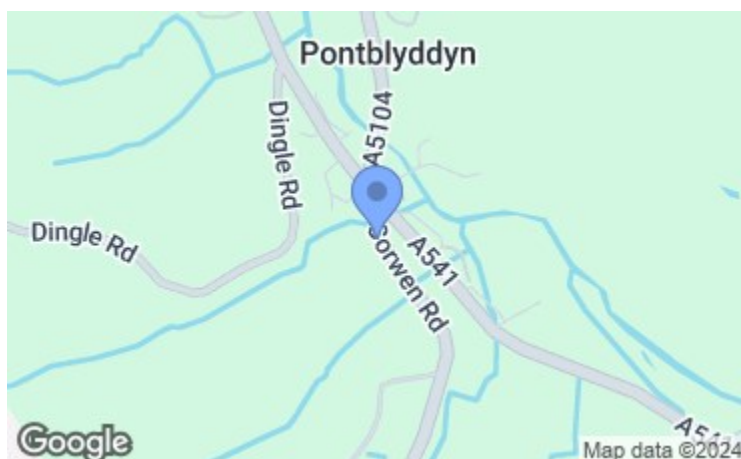
Cavendish
ESTATE AGENTS

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

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

2 Church Hall Walk
Pontblyddyn, Mold, Flintshire
CH7 4JJ

Price
£325,000

A MOST ATTRACTIVE THREE BEDROOM DETACHED HOUSE WITH GARAGE, LANDSCAPED GARDEN AND DRIVEWAY FOR THREE CARS. Forming part of a small select cul de sac in this convenient position, some 3.5 miles from Mold with excellent access onto the main road network. Built to an attractive design with quality fittings and high standard of decorative order. Features include a deep covered front entrance porch, herringbone wood effect flooring to the whole of the ground floor, living room with built in media wall/contemporary fireplace and a well appointed kitchen/dining room with full range of integrated appliances. To the rear is pleasant privately enclosed garden with patio and artificial lawn. Briefly comprising: Entrance porch, reception hall, cloakroom/WC, living room with twin French doors to the garden and kitchen/diner. First floor landing, bedroom one with en suite shower room, two further bedrooms, family bathroom with four piece suite. and useful integrated store. Outside there is a wide block paved drive providing parking for up to three cars and a detached garage with electric roller door. Gas fired central heating and double glazing. VIEWING HIGHLY RECOMMENDED.

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

This attractive detached property was built in 2015 and forms part of a small select development which borders onto woodland. Pontblyddyn is a small village standing on the A541 Wrexham to Mold Road and is ideally placed for those wishing to commute towards Wrexham, Chester and Deeside as the A55 Expressway is within a few minutes drive at Dobshill. Close-by amenities include a service garage with shop and a popular local inn.. The village also has a regular local bus service and Penyffordd railway station is about 1.5 miles away,

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

2.26m x 1.80m (7'5" x 5'11")



A deep covered front entrance porch with feature balustrade, recessed ceiling lighting, quarry tile flooring and modern wood grain effect double glazed front door to reception hall.

RECEPTION HALL



Turned staircase to the first floor with white balustrade, herringbone wood effect block flooring, understairs storage cupboard and radiator.

CLOAKROOM/WC



Comprising low flush WC and wash hand basin with cabinet beneath. Attractive marble effect part tiled walls, continuation of the herringbone flooring, chrome towel radiator, extractor fan and feature circular double glazed window with frosted glass.

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.

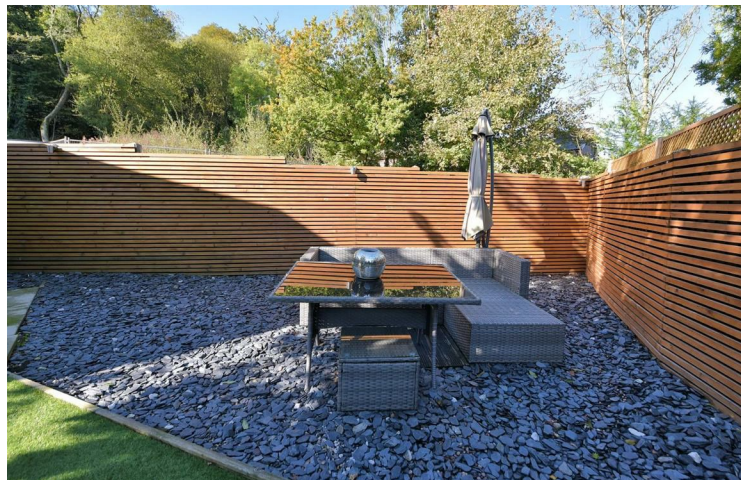
FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

REAR GARDEN



To the rear is a fully enclosed landscaped garden which has been attractively designed for ease of maintenance with part paved, artificial lawn and loose slate chipped areas. The garden enjoys views across to surrounding woodland and includes barked shrubbery borders, feature Venetian fencing with feature lighting to the rear boundary, outside power points and a mature tree to the centre of the garden.



DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini-roundabout take the second exit onto Chester Road. On reaching the large roundabout on the outskirts of the town take the third exit towards Wrexham. Follow this road into Pontblyddyn and just after the petrol station turn right thereafter onto the A5104 Chester/Corwen road whereupon the property will be found set back on the immediate right hand.

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

LIVING/DINING ROOM

5.31m x 3.33m (17'5" x 10'11")



An attractive room with twin sets of French doors to the garden, feature media wall with provision for a wall mounted TV, display shelving with lighting and electric log effect contemporary fireplace beneath. Continuation of the herringbone wood effect flooring, feature Venetian style walling, two contemporary style radiators and part glazed doors leading through to the kitchen diner.



KITCHEN DINER

5.97m x 3.18m reducing to 2.95m (19'7" x 10'5" reducing to 9'8")



A spacious room fitted with an attractive range of gloss cream fronted base and wall units with contrasting light tone wood effect worktops with breakfast bar. Inset composite sink unit with mixer tap, feature tiled splashbacks and range of integrated appliances comprising stainless steel five gas burner hob with contemporary style cooker hood, electric single oven, microwave, fridge/freezer and slimline dishwasher. Void and plumbing for washing machine, herringbone wood effect flooring, recessed ceiling lighting, feature wall panelling, contemporary style radiator and two double glazed windows. Glazed twin doors to reception hall.





BEDROOM THREE
3.18m x 2.57m (10'5" x 8'5")



STORE ROOM
2.11m x 1.50m (6'11" x 4'11")

A useful under eaves storage room (limited headroom) with Velux double glazed roof light and light point.

FRONT GARDEN

Front lawned garden with decorative railings and flagged pathway to the front door. Outside light point.

DRIVEWAY

A wide block paved driveway extends to the side of the property providing parking for up to three cars as well as access to the detached garage. Outside security light, tap and gated access leading through to the rear garden.

GARAGE
5.61m x 2.69m (18'5" x 8'10")

Electric roller door, power and light installed, loft storage and double glazed exterior door to the garden.

Double glazed window to the rear and radiator.

FAMILY BATHROOM
3.18m x 1.98m overall (10'5" x 6'6" overall)



A fully tiled bathroom with four piece suite comprising panelled bath with mixer tap, large shower enclosure with folding screen and mains shower valve, pedestal wash basin and low flush WC. Matching tiled floor, chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

FIRST FLOOR LANDING



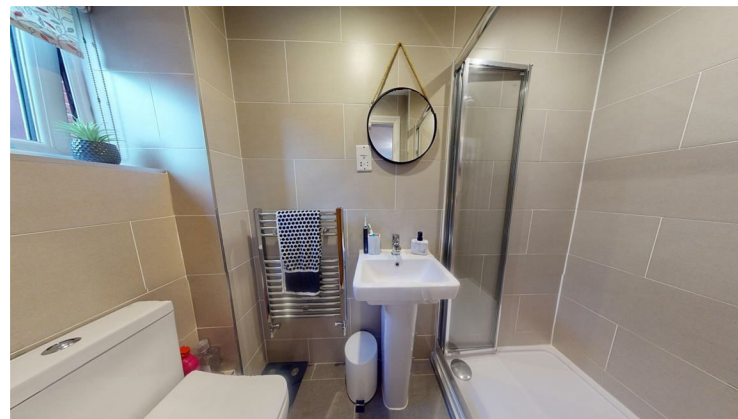
Tall arched double glazed window to the side gable, loft access, built in cupboard housing the gas fired central heating boiler, radiator and oak interior doors to all rooms.

BEDROOM ONE
3.18m x 3.07m (10'5" x 10'1")



Double glazed window to the rear, feature wall panelling, wood effect flooring and radiator.

EN SUITE
2.29m x 0.91m (7'6" x 3')



A fully tiled en suite shower room comprising tiled shower enclosure with folding screen and electric shower, pedestal wash basin and WC. Chrome towel radiator, tiled floor, extractor fan and double glazed window.

BEDROOM TWO
2.95m x 2.84m (9'8" x 9'4")



Double glazed window to the front and radiator.