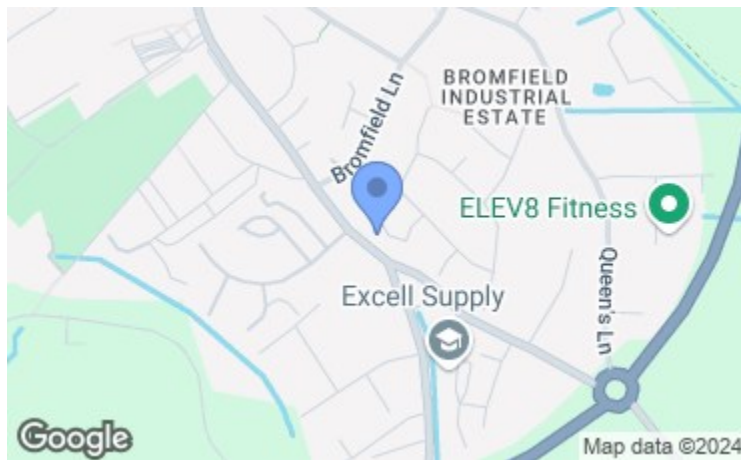


GROSS INTERNAL AREA
EXCLUDED AREAS: GARAGE: 194 sq.ft, CONSERVATORY: 118 sq.ft
TOTAL: 1022 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Energy Efficiency Rating	
Current	Potential
70	84

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 CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



5 Cambrian Close
Mold, Flintshire
CH71HY

Price
£275,000

AN EXTENDED THREE BEDROOM DETACHED BUNGALOW WITH CONSERVATORY AND GARAGE, standing within generous size gardens in a secluded position convenient for the town centre and local amenities. Spacious three bedroom accommodation benefiting from extension whilst affording scope for modernisation to personal requirements. The property benefits from a gas fired central heating system and double glazing and in brief provides front entrance hall, spacious L shaped living/dining room, conservatory, kitchen, inner hallway, bedroom one with ensuite shower room and box/store room, two further bedrooms and bathroom. Front and rear gardens, brick paved driveway and large attached garage measuring 21'3" x 9'

LOCATION



Cambrian Close is an established cul de sac which forms part of The Firs development, just off Wrexham Road, on the periphery of the town. The area is within walking distance of local schools and leisure facilities and is approximately a mile from the town centre which provides a wide range of shopping facilities for most daily needs. Mold is situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC double glazed panelled front door to entrance porch with shelved alcove and inner door to lounge/dining room.

LOUNGE/DINING ROOM

6.17m x 3.91m plus dining area 2.41m x 2.39m (20'3" x 12'10" plus dining area 7'11" x 7'10")



A spacious 'L' shaped room with double glazed bay window

to the front overlooking the garden, modern feature fireplace with coal effect electric fire, engineered wood flooring, coved ceiling, TV aerial point, double and single panelled radiators. Double glazed doors lead through to the adjoining conservatory and an archway from dining area to kitchen.



DIRECTIONS

From the agent's Mold office proceed along Wrexham Street, passing the Alyn High School on the right and take the next left handed turn thereafter onto Bromfield Lane. Take the first right into the first development whereupon Cambrian Close will be found on the right hand side. Proceed to the head of the cul de sac and bear right at the end onto the unmade driveway which leads to the property.

not to scale.

DW/PMW

COUNCIL TAX

Flintshire County Council - Tax Band E

TENURE

Understood to be Freehold

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,

CONSERVATORY

4.37m x 2.41m (14'4" x 7'11")



A UPVC double glazed conservatory with full length double glazed windows incorporating side door and sliding doors to the garden. Tiled floor and electric panelled heater.

KITCHEN

4.57m x 2.31m (15' x 7'7")



Fitted with a range of oak fronted base and wall units with marble effect work surfaces, inset twin bowl sink unit with preparation bowl and mixer tap and tiled splashback. Space for gas cooker, fridge/freezer, plumbing for slimline dishwasher and washing machine. Double glazed window overlooking the garden, internal secondary glazed window (conservatory), tiled floor, double panelled radiator and internal door leading through to the inner hallway.

**INNER HALL**

Built in cupboard housing the gas fired central heating boiler and loft access.

BEDROOM ONE

5.74m x 2.87m reducing to 2.36m (18'10" x 9'5" reducing to 7'9")



An extended room with two double glazed windows to the front, coved ceiling and two panelled radiators.



EN SUITE

1.78m x 1.50m (5'10" x 4'11")



Comprising corner shower cubicle with electric shower, vanity wash basin with cupboard beneath and WC. Fully tiled walls, tiled floor and radiator.

STUDY/STORE ROOM

2.44m x 1.42m (8' x 4'8")



A useful room with double glazed window to the rear, radiator, wall cupboards and loft access.

BEDROOM TWO

3.91m x 2.67m (12'10" x 8'9")



A double size room with double glazed window overlooking the rear garden, range of fitted wardrobe units with light wood effect fronted door fronts, matching bedside cabinets, display shelving, locker type storage cupboards above; and radiator.

BEDROOM THREE/STUDY

2.97m x 1.80m (9'9" x 5'11")



Double glazed window to the rear and radiator.

BATHROOM

2.34m x 2.34m (7'8" x 7'8")



Fitted with a coloured suite comprising panelled bath with mains shower valve and screen, pedestal wash basin and low flush WC. Fully tiled walls, radiator and two double glazed windows with frosted glass.

OUTSIDE



The property occupies a secluded position and is approached from the head of the cul de sac over a shared unmade driveway which provides access to this and to the neighbouring property. A block paved drive extends to the rear of the property providing parking for up to three cars as well as access to the attached single garage.

GARAGE

6.48m x 2.74m (21'3" x 9')



Modern roller door, single glazed exterior door to the front garden, secondary glazed window, gas meter, power and light installed.

FRONT GARDEN

Large mature front garden adjoining Wrexham Street, stone walling to the outer boundary, various established bushes, patio area and mature trees which we understand are subject to Tree Preservation Orders. Garden shed and exterior power point.

REAR GARDEN



To the rear is a good size lawned garden with brick paved patio area, timber garden shed, outside tap and security light.