

6 Lon Syr Herbert, Caerwys, Mold, Flintshire, CH7 5PX

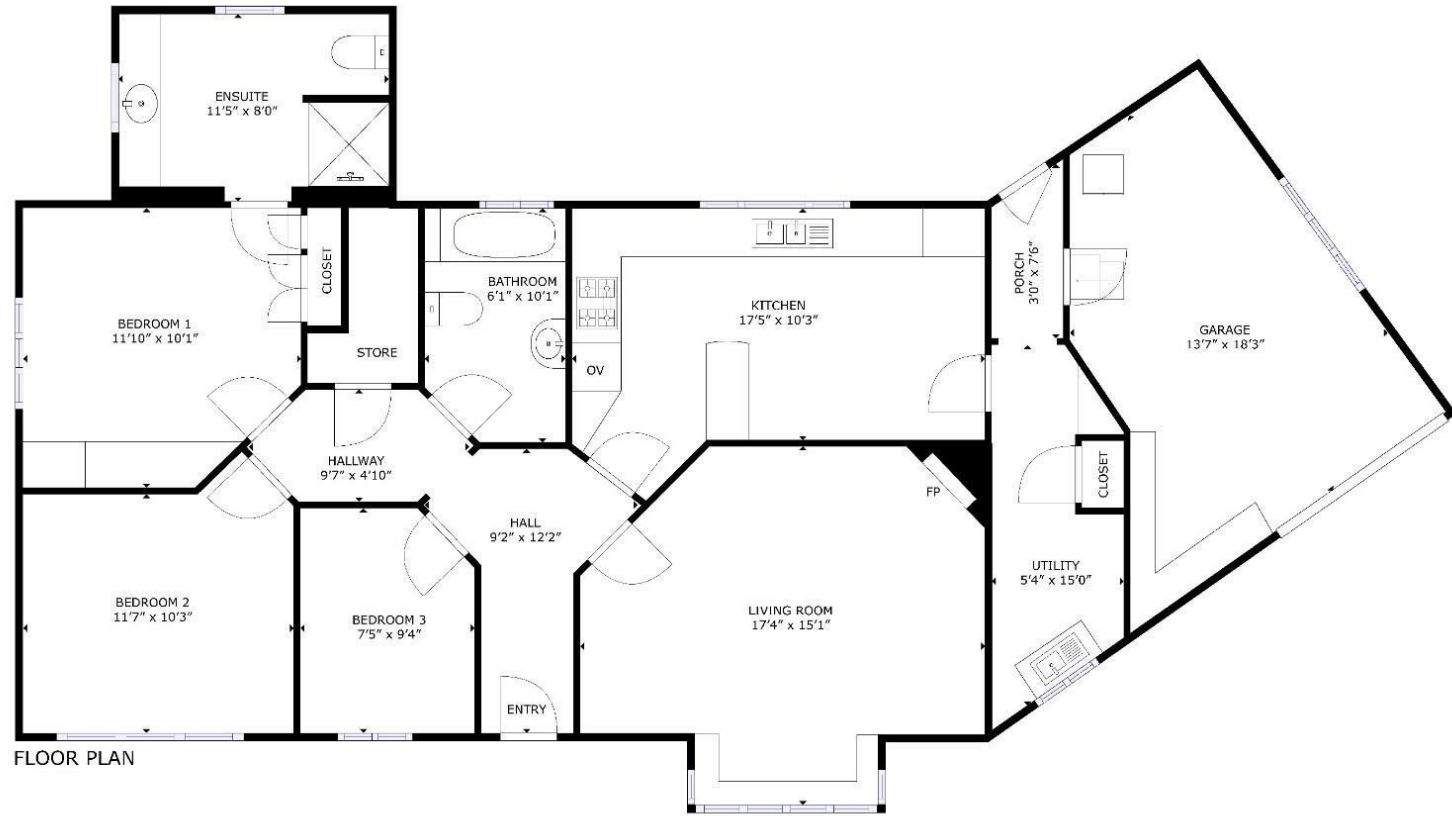
Cavendish
ESTATE AGENTS

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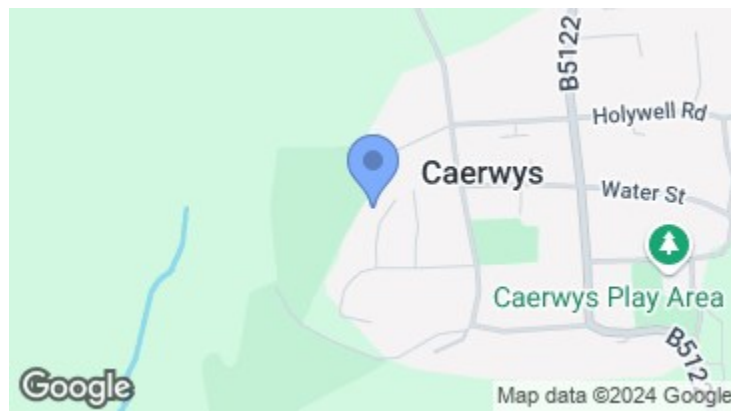
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,152 sq. ft.
EXCLUDED AREA: GARAGE: 208 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 | |
| 58 | 79 |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (82 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 |



6 Lon Syr Herbert
Caerwys, Mold, Flintshire,
CH7 5PX

Price
£340,000

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.

AN ATTRACTIVELY DESIGNED AND EXTENDED THREE BEDROOM DETACHED BUNGALOW with large integral garage forming part of a mature development on the periphery of Caerwys, a much sought after small rural town with range of shops and amenities serving daily needs and excellent access to the A55 Expressway. Affording well proportioned accommodation with the benefit of an oil fired central heating and double glazing. The property has been extended to the rear to provide the addition of a en suite shower room (wheelchair friendly). In brief comprising; reception hall, living room with bay window, kitchen/diner with oak units and integrated appliances, rear hallway with internal access to the garage, large utility room, inner hallway, bedroom with en suite shower room, two further good size bedrooms and bathroom. Front garden areas, wide driveway for several cars, integral garage with electric roller door and private enclosed rear garden with patio and timber garden shed. Alarm system. No onward chain.



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LOCATION



The town of Caerwys is a noted rural town providing a range of facilities catering for most daily requirements. Local amenities include a primary school, two inns, general stores and a cafe. The town is within a mile of the A55 Expressway enabling ease of access along the North Wales coast, to Chester (23 miles) and the motorway network. The county town of Mold is approximately 11 miles and Denbigh, 8 miles, via the A541.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Dark wood effect UPVC double glazed front door to reception hall.

RECEPTION HALL

Coved ceiling and white panelled interior doors to all rooms.

LIVING ROOM

5.28m x 3.66m extending to 4.34m into bay (17'4" x 12' extending to 14'3" into bay)



Wide double glazed bay window to the front, feature brick corner fireplace with quarry tiled hearth, TV aerial point, coved ceiling and radiator.



KITCHEN DINER

5.28m x 2.97m (17'4" x 9'9")



Fitted with an extensive range of oak fronted base and wall units with contrasting light toned work surfaces including a dividing peninsula unit. Tiled splashback, inset stainless steel sink unit with preparation bowl, waste disposal unit and mixer tap. Range of integrated appliances comprising touch control ceramic hob, cooker hood, electric double oven, dishwasher and fridge/freezer. Karndean tile effect flooring, radiator, recessed ceiling lighting, double glazed window overlooking the garden and radiator.



REAR PORCH

UPVC double glazed exterior door, internal door to the garage.

UTILITY ROOM

4.57m x 1.65m (15' x 5'5")



A large utility room with double glazed window, stainless steel sink unit with base cupboard and drawers beneath, plumbing for washing machine, tiled floor, radiator, wall cupboards and built in linen cupboard with slatted shelving.

INNER HALLWAY

Wood effect vinyl floor covering, radiator, loft access and useful built in storage cupboard.

BEDROOM ONE

3.61m x 3.66m (11'10" x 12')



Double glazed window to the side elevation, wood effect vinyl floor covering, range of fitted wardrobe units with light toned wood effect door fronts, matching chest of drawers and bedside cabinets. Coved ceiling, telephone point, TV aerial point and internal door to en suite.



EN SUITE

3.53m x 2.21m (11'7" x 7'3")



A large en suite shower room with tiled floor, comprising a large tiled shower enclosure (wheelchair accessibility) with Mira Sports electric shower, wash basin with range of cupboards and drawers beneath and WC. Fully tiled walls, radiator, two double glazed windows with frosted glass, shaver point and electric fan heater.



BEDROOM TWO

3.48m x 3.02m (11'5" x 9'11")



A double size room with double glazed window to the front and radiator.

BEDROOM THREE

2.82m x 2.24m (9'3" x 7'4")



Double glazed window to the front and radiator.

BATHROOM

3.00m x 1.80m (9'10" x 5'11")



Comprising panelled bath, pedestal wash basin and low flush WC. Part tiled walls, tiled floor, radiator and double glazed window with frosted glass.

OUTSIDE



The property is located to the upper part of this established cul de sac and has a wide frontage with open lawned areas interspersed with mature trees. Flagged pathways lead to the front door and there is a gated access to the side of the drive leading through to the rear garden.

DRIVEWAY

A wide tarmacadam drive providing off road parking as well as access to the integral single garage.

GARAGE

5.49m x 3.35m plus recess (18' x 11' plus recess)

Electric roller door, double glazed window, oil fired central heating boiler, power and light installed, wall cupboard, electric meter and tap.

REAR GARDEN



To the rear is a private enclosed lawned garden with views across to the church. The garden includes a paved patio area, timber garden shed and stocked shrubbery borders, outside tap and light. New oil tank in enclosure.



DIRECTIONS

From the Mold take the A541 Denbigh Road, follow this road for approximately 9 miles taking the right hand turning sign posted for Caerwys. Proceed up the hill and into Caerwys and take the first left hand turn. Follow the road around to the right and turn left by the school onto Lon Yr Ysgol whereupon Lon Syr Herbert is then the second first cul-de-sac on the right hand side. The property will then be found on the right.

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, not to scale.

DW/PMW

Amended 12.11.24 NAD