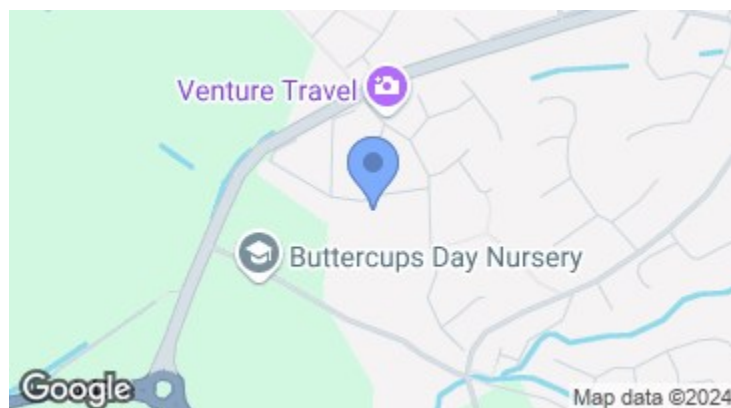


GROSS INTERNAL AREA  
 FLOOR 1 431 sq.ft. FLOOR 2 417 sq.ft.  
 EXCLUDED AREAS : VERANDA 17 sq.ft.  
 TOTAL : 848 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	84
	71

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



**15 Llys Ambrose**  
 Mold, Flintshire,  
 CH71GU

**Price**  
**£325,000**

A MODERN THREE BEDROOM DETACHED HOUSE with garage and good size enclosed rear garden bordering woodland, forming part of the popular St Mary's Park development on the periphery of Mold. Built to an attractive plan with two reception rooms, fitted kitchen with integrated appliances, first floor landing, bedroom one with built in wardrobes and en suite shower room, two further bedrooms (bedroom two also with built in wardrobe) and bathroom. Driveway, detached garage and good size enclosed rear garden bordering onto woodland. Gas fired central heating and double glazing. No onward chain.

**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.

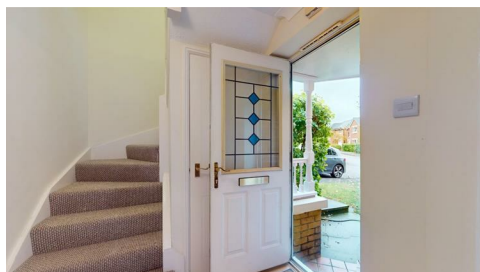


**LOCATION**

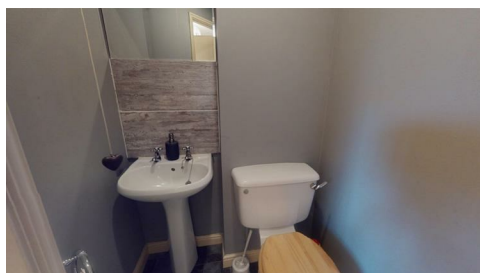
The property forms part of the popular Llys Ambrose development and enjoys an attractive position bordering onto woodland to the rear. A particular feature is the good size garden which is not directly overlooked. Mold town centre is within a mile which provides a comprehensive range of shops serving most daily needs, schools for all ages and leisure facilities. The area is also ideally placed for ease of access to the A494 and to the larger centres of employment at Deeside, Chester and Wrexham.

**THE ACCOMMODATION COMPRISES****ENTRANCE PORCH**

Covered front entrance porch with white painted balustrade and columns, quarry tile floor, ceiling light point and double glazed panelled front door to reception hall.

**RECEPTION HALL**

Turned staircase to the first floor with storage cupboard beneath, laminate wood effect flooring, double panelled radiator, coved ceiling and white panelled interior doors.

**CLOAKROOM/WC**

Comprising pedestal wash basin with tiled splashback, mirror above, low flush WC and radiator.

**LIVING ROOM**

4.01m x 3.78m (13'2" x 12'5")



Double glazed square bay window to the front, white fireplace

surround with marble insert and hearth with electric connection point available, TV aerial point, coved ceiling, double panelled radiator and laminate wood effect flooring. Glazed panelled doors to dining room.

**DINING ROOM**

3.00m x 2.39m (9'10" x 7'10")



Double glazed window overlooking the garden, continuation of the laminate wood effect flooring and double panelled radiator. Internal door to kitchen.

**KITCHEN**

4.27m x 2.08m (14' x 6'10")



Fitted with a range of light wood style fronted base and wall units with dark tone worktops, inset sink unit with mixer tap and integrated appliances comprising stainless steel four gas burner hob with cooker hood above and electric oven. Space for fridge/freezer, plumbing for washing machine, tiled floor, radiator and double glazed window, Ideal Logic wall mounted gas fired central heating boiler. Double glazed exterior door to the garden.

**FIRST FLOOR LANDING**

Double glazed window, loft access, radiator, laminate wood effect flooring, airing cupboard with pre lagged hot water cylinder tank and white panelled interior doors to all rooms.

**BEDROOM ONE**

3.18m x 3.15m (10'5" x 10'4")



Double glazed window to the front, built in double wardrobe, laminate wood effect flooring and double panelled radiator.

**EN SUITE**

2.82m x 1.07m (9'3" x 3'6")



Comprising tiled shower enclosure with mains shower valve and glazed screen, pedestal wash basin and low flush WC. Part tiled walls, radiator, shaver point and double glazed window.

**BEDROOM TWO**

3.12m x 2.34m (10'3" x 7'8")



Double glazed window to the rear, built in wardrobe and radiator.

**BEDROOM THREE**

2.64m x 2.11m (8'8" x 6'11")



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

**BATHROOM**

2.26m x 1.70m (7'5" x 5'7")



Fitted with a white three piece suite comprising panelled bath, pedestal wash basin and low flush WC. Part tiled walls, wood effect vinyl floor covering, radiator, shaver point and double glazed window with frosted glass.

**OUTSIDE**

Tarmacadam driveway to the side of the property providing off road parking as well as access to the detached garage. Outside security light and gate from the drive leading through to the rear garden.

**FRONT GARDEN**

Open plan front lawned garden with mature silver birch tree and established bushes. Flagged pathway lead to the front door.

**GARAGE**

A single brick built detached garage with up and over door, power and light installed.

**REAR GARDEN**

To the rear is a pleasant fully enclosed garden bordering onto

woodland. Timber fencing, gravelled pathways and extended areas to the rear of the garage with timber shed. Outside tap and light.



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

**DIRECTIONS**

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road and take the last turning on the left hand side into St. Mary's Park Estate. Proceed into the estate and take the second right into Llys Ambrose whereupon the property will be found halfway along on the left hand side.

**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