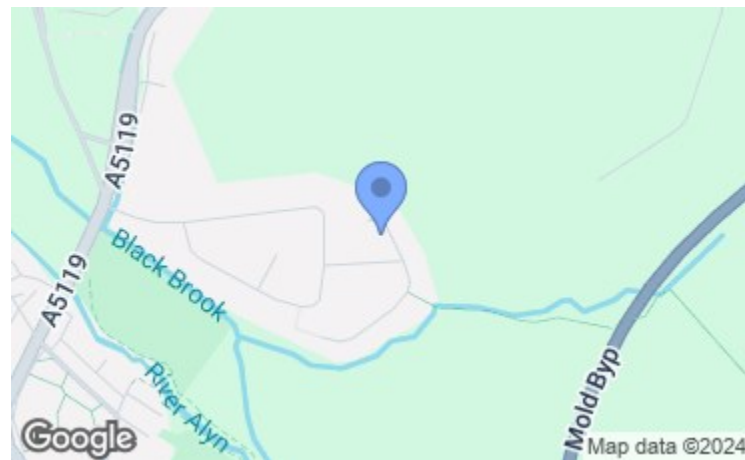




GROSS INTERNAL AREA
FLOOR 1: 791 sq. ft. FLOOR 2: 615 sq. ft.
EXCLUDED AREA: DOUBLE GARAGE: 453 sq. ft.
TOTAL: 1,406 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	73 → 84
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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 CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

6 Ffordd Argoed
Mold, Flintshire
CH71LY

Price
£400,000

A SPACIOUS AND WELL MAINTAINED FOUR BEDROOM DETACHED FAMILY HOUSE WITH SUBSTANTIAL ATTACHED GARAGE, TWIN DRIVEWAYS AND ENCLOSED GARDEN. Located to the head of this noted and much sought after residential area on the periphery of Mold, within walking distance of the town centre and local amenities. This well presented property includes gas fired central heating with a guaranteed boiler, replacement UPVC double glazed windows and exterior doors, a modern shower room. The accommodation is centred around a spacious reception hall and first floor landing with oak interior doors and in brief comprises; living room with wide full length double glazed patio doors overlooking the garden, separate dining room, kitchen breakfast room with range of oak fronted units, utility room with internal access to the garage, and ground floor shower room. First floor landing, four bedrooms and modern fully tiled shower room. Twin driveways providing ample parking for caravan/camper van; and substantial attached garage with electric up and over door. To the rear is a pleasant fully enclosed garden with well stocked shrubbery borders and sun canopy. 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

Ffordd Argoed is a noted residential area located off Bryn Awelon on the periphery of Mold, within half a mile of the town centre. Mold provides a comprehensive range of shops serving most daily needs, major banks, post office and a library. There is also a twice weekly street market, popular schools for all ages and leisure facilities. The area is also ideally placed for ease of access to the A494/A55 road networks providing swift passage to Chester, Wrexham, Deeside and motorway network beyond.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Modern wood grain effect composite panelled front door to reception hall.

RECEPTION HALL

4.75m x 3.30m (15'7" x 10'10")



A spacious hallway with two double glazed windows to the

front, staircase to the first floor with deep storage cupboard beneath, coved ceiling, panelled radiator, built in cloaks cupboard and modern oak interior doors to all rooms.

SHOWER ROOM/WC

2.36m x 1.91m max overall (7'9" x 6'3" max overall)

Comprising shower cubicle with electric shower, wash hand basin and low flush WC. Fully tiled walls, tiled floor, radiator, extractor fan and high level double glazed window with frosted glass.

LIVING ROOM

5.77m x 3.56m (18'11" x 11'8")



An attractive room with wide full length double glazed patio doors to the rear overlooking the garden with exterior mounted/retractable sun canopy. Feature stone fireplace with quarry tile hearth and coal effect gas fire, fitted shelving into alcoves, wall light points, deep coved ceiling, TV aerial point and large panelled radiator.

**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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

DW/PMW

access to the rear garden. Power and light and cold water supply connected. Range of base cupboards and gas and electricity meters.



DIRECTIONS

From the Agent's Mold office proceed up the High Street and turn right at the traffic lights. Take the second exit at the roundabout and then second right thereafter into Bryn Awelon. Follow the road straight ahead, following the road around to the right and then left into Ffordd Argoed. Turn left at the 'T' junction whereupon the property will be found on the immediate left hand side.

LOCATION PLAN



For identification purposes only.

COUNCIL TAX

Flintshire County Council - Tax Band F

TENURE

REAR GARDEN



To the rear is a pleasant fully enclosed lawned garden with gravelled shrubbery borders, brick paved pathways, outside power point. There is also a timber garden shed located to the side of the house.

DINING ROOM

3.61m x 3.00m (11'10" x 9'10")



Double glazed window to the front and double panelled radiator. Serving hatch to the kitchen.

KITCHEN BREAKFAST ROOM

3.96m x 3.35m (13' x 11')



A good size room fitted with a range of solid oak fronted base and wall units with mottled effect work surfaces, inset Franke sink unit with preparation bowl and mixer tap, and tiled splashback. Integrated appliances comprising Neff stainless steel gas hob with Stoves concealed extractor hood, Neff double electric oven and Bosch dishwasher. Space for fridge, built in cupboard housing a Worcester gas fired central heating boiler, double panelled radiator, fully tiled walls and wide double glazed window overlooking the garden. Internal door to utility.



UTILITY

3.18m x 1.65m (10'5" x 5'5")



Fitted base and wall units with oak door fronts, Belfast style sink with hot and cold supply, two double glazed windows, plumbing for washing machine, space for freezer and internal door to the garage.

FIRST FLOOR LANDING

4.67m x 2.39m (15'4" x 7'10")



A spacious landing with a wide double glazed window to the front enjoying views across the surrounding countryside, loft access, radiator and oak interior doors to all rooms.

BEDROOM TWO

3.40m x 2.95m to chimney breast (11'2" x 9'8" to chimney breast)



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

BEDROOM THREE

3.40m x 2.24m (11'2" x 7'4")



Double glazed window to the rear and radiator.

BEDROOM FOUR

3.00m x 2.36m (9'10" x 7'9")



A dual aspect room with windows to the front and side elevations and double panelled radiator.

SHOWER ROOM

2.36m x 1.88m (7'9" x 6'2")



A modern well appointed shower room with attractive fully tiled walls comprising large shower enclosure with mains shower valve, sliding screen, vanity wash basin with mixer tap and wood effect cabinet beneath and low flush WC. Matching wall cabinet, contemporary style towel radiator, mirror fronted cabinet, chrome ladder radiator, extractor fan and high level double glazed window with frosted glass.

OUTSIDE

The property forms part of this noted cul de sac and occupies a corner position approached via a brick columned entrance to a wide brick paved driveway providing parking for two cars as well as access to the attached garage.

FRONT GARDEN

Front lawned garden with shaped shrubbery borders, low brick walling to the frontage and secondary drive to the left hand side providing additional parking. Timber gates lead through to an additional hard standing area to the left hand gable of the house.

SIDE GARDEN



Gravelled side garden area for ease of maintenance with various established shrubs and bushes. Outside light and brick pathways to the side leading to a side door with access into the garage.

DOUBLE GARAGE/WORKSHOP SPACE

10.85m x 4.88m reducing to 2.79m (35'7" x 16' reducing to 9'2")



A large double garage with electric up and over door, high level double glazed windows with frosted glass, side door to the front of the property and further exterior door providing