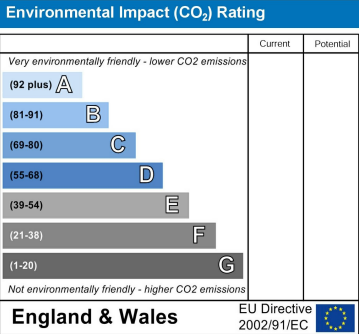
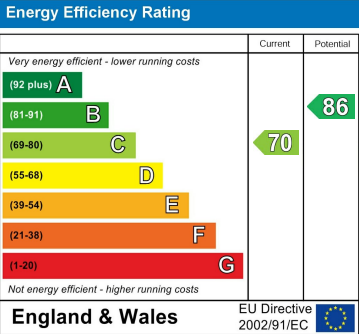


16 Pine Grove, Mynydd Isa, Mold, Flintshire, CH7 6XU



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,037 sq.ft.
TOTAL : 1,037 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



16 Pine Grove
Mynydd Isa, Mold, Flintshire,
CH7 6XU

Price
£179,000

A WELL PROPORTIONED TWO BEDROOM SEMI DETACHED BUNGALOW WITH CONSERVATORY and converted garage providing a useful studio/utility room. Located within this established cul de sac within a short distance of local shops for daily needs and regular bus services. The property benefits from a gas fired central heating system, double glazing, modern fitted kitchen and updated shower room. Outside there is a long drive providing parking for two cars and front and rear garden areas. In brief comprising: reception hall, spacious living room with parquet wood block floor, conservatory, modern kitchen with integrated appliances, studio/utility room, two good size bedrooms and modern shower room. Integral store. 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 this small established cul-de-sac, conveniently located for local amenities, to include a small range of shops serving daily needs in the village centre, local bus services and schools for all ages. Mynydd Isa is located about a mile from Mold town centre, which provides a more comprehensive range of shopping facilities catering for daily needs, a popular twice weekly street market and leisure facilities, and the area is ideally placed for access to the A494.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Recessed front entrance with UPVC double glazed panelled door to reception hall.

RECEPTION HALL



Parquet wood block floor, radiator and electricity meter cupboard.



LIVING ROOM

5.16m x 4.52m (16'11" x 14'10")



A spacious room with continuation of the parquet wood block flooring, TV aerial point, coved ceiling, radiator, internal double glazed window and full length double glazed internal door leading through to the conservatory.



CONSERVATORY

4.24m x 2.54m (13'11" x 8'4")



Built on a brick base with UPVC double glazed windows and polycarbonate type roof. Double glazed exterior doors, tiled floor and power points.



KITCHEN

2.95m x 2.74m (9'8" x 9')



Fitted with a modern range of wood grain effect fronted base and wall units with contrasting wood block effect worktops with matching upstands and inset Franke stainless steel sink unit with preparation bowl and mixer tap. Integrated appliances comprising Bosch stainless steel four gas burner hob with cooker hood and electric oven beneath and Belling fridge. Tiled floor, radiator, double glazed window to the rear and internal double glazed door leading through to studio/utility room.



STUDIO/UTILITY ROOM

3.51m x 3.12m plus recess (11'6" x 10'3" plus recess)



A versatile room with double glazed window and matching double glazed exterior door to the garden, power points, connection for washing machine and uPVC double glazed exterior door to the drive.



BEDROOM ONE

4.04m x 3.48m (13'3" x 11'5")



Double glazed window to the front, and radiator.



BEDROOM TWO

3.76m x 2.41m (12'4" x 7'11")



Double glazed window to the front and radiator.

SHOWER ROOM

2.69m x 1.83m (8'10" x 6')



A modern well appointed shower room with attractive tiled walls with matching floor comprising walk in shower with full length glazed panel and Triton electric shower, vanity wash basin with cabinet beneath and WC with concealed cistern. Double glazed window, loft access, towel radiator and cupboard housing the Worcester gas fired central heating boiler.

OUTSIDE



The property has a wide frontage with a concrete driveway providing off road parking for two cars.

INTEGRAL STORE

2.36m x 1.07m (7'9" x 3'6")

Roller type door.

FRONT GARDEN

Lawned gardens extend to either side of the drive.

REAR GARDEN



Triangular shaped garden to rear.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Follow the road up the hill and after passing the children's play area on the right, take the left turning thereafter onto Park Avenue and first right into Pine Grove, where the property will be found at the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band D

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
Amended JW
Amended JW