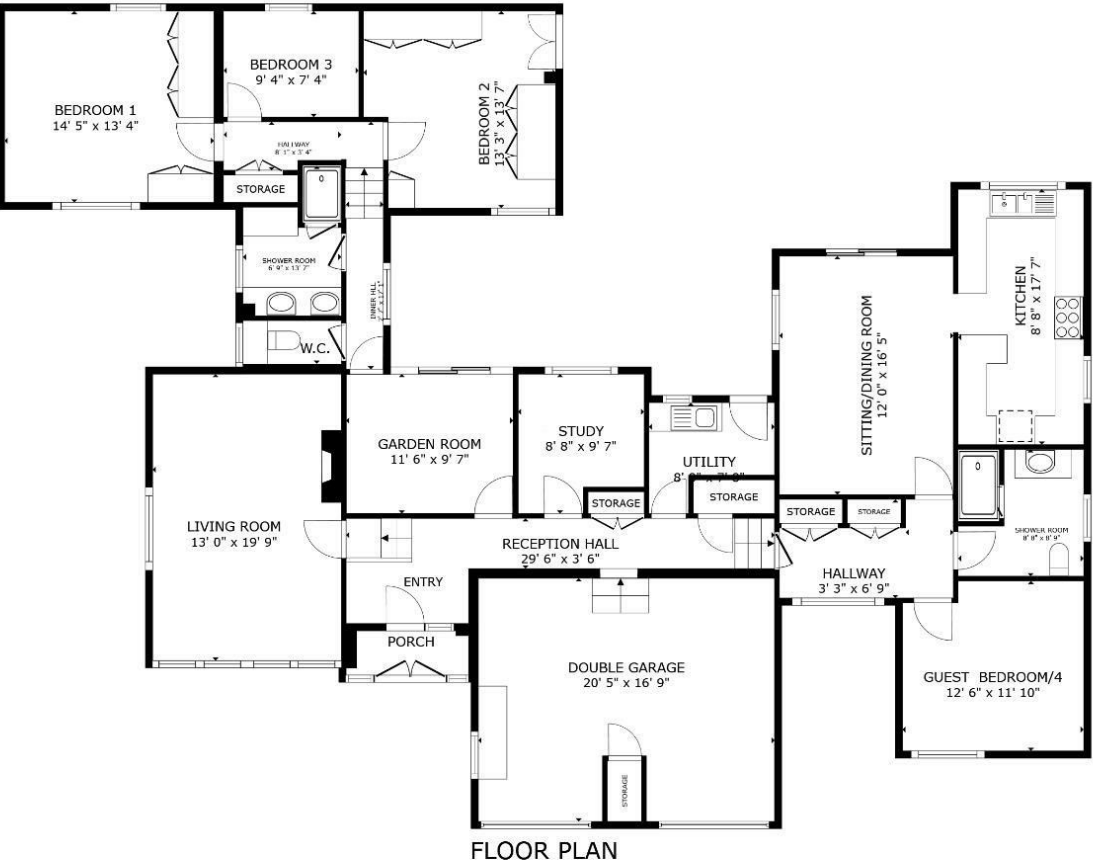


Whitethorn Vicarage Road, Rhydymwyn, Mold, CH7 5HL



GROSS INTERNAL AREA
FLOOR PLAN 1,868 sq.ft.
EXCLUDED AREAS : DOUBLE GARAGE 328 sq.ft.
TOTAL : 1,868 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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Whitethorn Vicarage Road
Rhydymwyn, Mold,
CH7 5HL

Price
£450,000

A spectacular family home that certainly has the WOW factor. This property is truly one of a kind, boasting a large square footage, flexible living accommodation and a fully landscaped garden. The views are breathtaking from both the front and rear garden plus the interior has been finished to a high standard throughout meaning the new owner can move in and put their feet up. Recently refitted, the bespoke kitchen is modern and benefits from plenty of storage. The main living room is flooded by natural light via the dual aspect windows and has a feeling of grandeur due to the vaulted ceiling. There is ample off-road parking along with an integrated double garage and with no onward chain the question is how quickly can you move in?



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LOCATION



Rhydymwyn is a small village located along the A525 (Mold-Denbigh road) and is surrounded by beautiful rolling countryside with numerous walks in the surrounding area and along the River Alyn. The village has a garage/petrol station with a well stocked shop for daily essentials, whilst the twice weekly market town of Mold provides a more comprehensive range of shops, supermarkets, schools for all ages and leisure facilities. The area is also ideally placed for ease of access to the larger centres of employment at Deeside, Chester and Merseyside. The city of Chester is approximately 15 miles and both Liverpool and Manchester airports are usually within an hours drive.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

2.31m x 0.81m (7'7" x 2'8")

UPVC double glazed double opening entrance doors with double glazed side windows, wall light point, and laminate wood strip flooring. Glazed door with glazed side window to the reception hall.

RECEPTION HALL



Two ceiling light points, smoke alarm, recessed LED ceiling spotlights, single radiator with thermostat, radiator with cover, burglar alarm control pad, central heating controls, built-in double storage cupboard with hanging rail and shelving, and walk-in storage cupboard with fitted shelving and light point. Personal door into garage.

LIVING ROOM

5.69m max x 3.94m (18'8" max x 12'11")



Full width UPVC double glazed window overlooking the front with fabulous far reaching views, UPVC double glazed sliding patio doors to the side, vaulted style ceiling with two ceiling light points and display spotlighting, picture light point, and decorative fireplace and hearth.



PLOT PLAN



DIRECTIONS

From the Agent's Mold Office proceed along Chester Road to the roundabout and take the first exit left. At the next roundabout take the third exit onto the A541/Denbigh Road and continue for approximately 3 miles to the village of Rhydymwyn. Then take the turning left opposite the garage into Vicarage Road. Follow the road, passing the turnings for Leete Park, Bryn Gollen and Llys Alun. The property will be observed after some distance on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band G

AGENTS NOTES

- * The property is protected by a burglar alarm.
- * Recently re fitted boiler.

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.

PS/PMW

Amended JW

Occupying an elevated position along Vicarage Road, the property is perfectly positioned on a generous sized plot extending to approximately 0.36 acre. To the front there is a well maintained lawned garden with established shrubbery and boundary hedging with a tarmac driveway leading to a double garage. Screened oil storage tank and contemporary outside lighting. A gated pathway to the right hand side of the property provides access to the rear garden. To the left hand side there is additional access and a courtyard style side garden enjoying patio doors from the living room.

DOUBLE GARAGE

6.07m x 5.05m overall (19'11" x 16'7" overall)

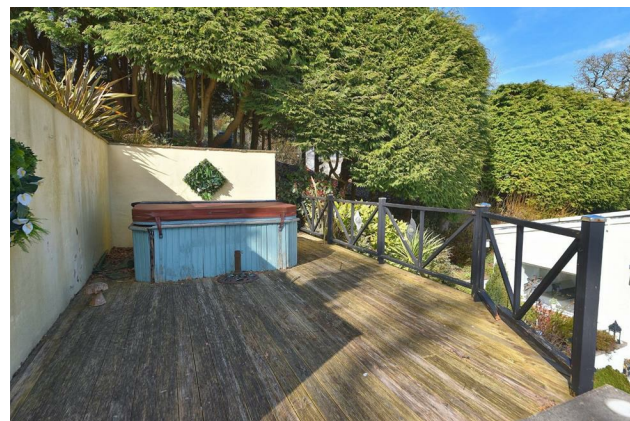


Double garage with twin remote controlled electronic up and over doors, electric meter and electrical consumer board, strip lighting, power, UPVC double glazed window to side, and integral boiler room housing the Grant oil fired central heating boiler. Steps with personal door to the reception hall.

OUTSIDE REAR



To the rear, the garden can only be described as a private oasis with a view that will take your breath away. The space has been creatively landscaped to make the most of the aspect and is set on several different levels with paving, decking, a barbecue area, and water features. A series of steps lead up to an elevated lawn with well stocked raised shrub beds and mature trees lining the way that tells a story of the different seasons throughout the year. This garden must be seen to be appreciated and is certainly the perfect space to entertain. Outside lighting has been installed to ensure the space can be enjoyed all year round and there is an outside water tap for convenience.



INNER HALLWAY

3.58m x 2.01m max (11'9" x 6'7" max)



UPVC double glazed window to front, ceiling light point, smoke alarm, two built-in double storage cupboards with hanging rails, shelving and single radiators. Laminate wood strip flooring. Doors to the dining room, bedroom four and shower room

DINING/SITTING ROOM

4.93m x 3.58m (16'2" x 11'9")



A spacious room with coved ceiling, ceiling light/fan point, radiator with cover and UPVC double glazed picture window and sliding patio doors to the rear garden. Opening to kitchen.



KITCHEN

5.31m x 2.57m (17'5" x 8'5")



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers, cupboards and illuminated display cabinets with glass shelves. Laminated worktops incorporating a small breakfast bar. Inset one and half bowl composite sink unit and drainer with extendable mixer tap. Freestanding Rangemaster range style cooker with induction hob, double oven, grill and pan drawer. Space for American style fridge/freezer, plumbing for dishwasher, wall tiling to work surface areas with under-cupboard lighting, recessed LED ceiling spotlights, tiled floor, double radiator with thermostat and three UPVC double glazed windows.



GUEST BEDROOM - FOUR

3.66m x 3.51m max (12' x 11'6" max)



UPVC double glazed window overlooking the front, ceiling light point, double radiator with thermostat, and provision for wall mounted flat screen television.

SHOWER ROOM

2.54m max x 2.34m (8'4" max x 7'8")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Triton electric shower and glazed door; wash hand basin with mixer tap and storage beneath. Wall mirror with light and display shelving; and low level dual-flush WC. Recessed LED ceiling spotlights, single radiator with thermostat, vinyl tile effect flooring, fully tiled walls, and UPVC double glazed window with obscured glass.

UTILITY ROOM

2.46m x 1.47m plus door recess (8'1" x 4'10" plus door recess)



Fitted base unit with laminated worktop and inset single bowl ceramic sink unit with drainer and chrome mixer tap, wall tiling to work surface areas, plumbing and space for washing machine, fitted shelving, tiled floor, three recessed LED ceiling spotlights, UPVC double glazed window, and UPVC double glazed door to the rear garden.

STUDY

2.87m max x 2.49m (9'5" max x 8'2")



UPVC double glazed window, single radiator with thermostat, ceiling light point, fitted wall shelving, and laminate wood strip flooring.

GARDEN ROOM

3.45m x 2.87m (11'4" x 9'5")



UPVC double glazed sliding patio doors to the rear garden, ceiling light point, single radiator with thermostat, and laminate wood strip flooring. Internal door leads to rear hallway.

REAR HALLWAY

A split level hallway with recessed LED ceiling spotlights, smoke alarm, single radiator with thermostat, UPVC double glazed window, laminate wood strip flooring and double built in storage cupboard. Steps lead up to bedrooms; one, two and three.

SHOWER ROOM

3.15m into shower x 1.78m (10'4" into shower x 5'10")



Comprising: tiled shower enclosure with Bristan electric shower and glazed

door; fitted worktop with two inset wash hand basins, mixer taps and storage cupboards beneath. Additional fitted storage cupboard with laminated worktop, fully tiled walls, recessed LED ceiling spotlights, extractor, two fitted wall mirrors, single radiator with thermostat, tiled floor, electric shaver point, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.85m x 0.86m (6'1" x 2'10")

Low level dual-flush WC with concealed cistern, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and UPVC double glazed window with obscured glass.

BEDROOM ONE

4.37m x 4.09m (14'4" x 13'5")



Fitted with a comprehensive range of bedroom furniture incorporating wardrobes, storage cupboards, a dressing table and two bedside units. UPVC double glazed window overlooking the front enjoying far reaching views, UPVC double glazed window overlooking the rear, ceiling light point, two semi-recessed spotlights, and double radiator with thermostat.



BEDROOM TWO

4.06m x 3.81m max (13'4" x 12'6" max)



UPVC double glazed French doors to outside, UPVC double glazed window, ceiling light point, double radiator with thermostat, and laminate wood strip flooring. This bedroom is currently used as a dressing room and is fitted with a range of bedroom furniture incorporating two double wardrobes, two further double wardrobes and single storage cupboard with mirrored door, and single wardrobe.

BEDROOM THREE

2.77m x 2.16m (9'1" x 7'1")



UPVC double glazed window to rear, access to loft space, ceiling light point, and fitted shelving.

OUTSIDE FRONT



The exterior of this property certainly has the WOW factor and is a multiple generational garden that has been fully landscaped to both the front and rear.