

25 Ffordd Pennant, Mold, Flintshire, CH71RP



Floor 0 Building 2

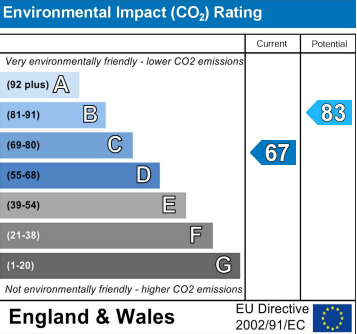
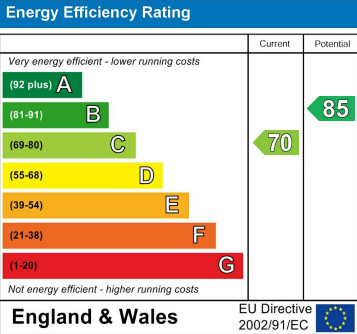
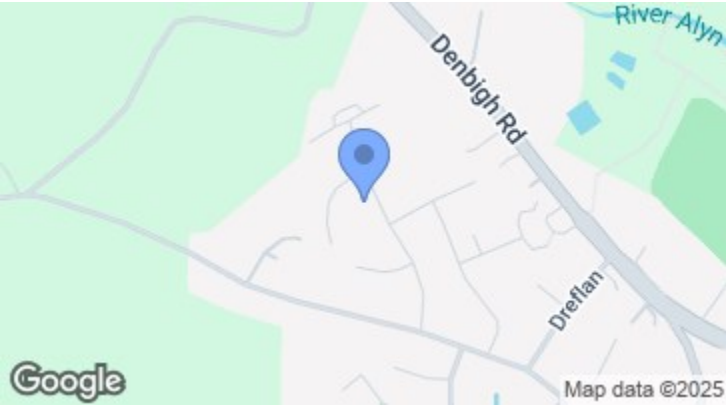
Approximate total area⁸
991.25 ft²
92.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Mold, Flintshire,
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Price
£245,000

A BEAUTIFUL DETACHED BUNGALOW WITH A HIDDEN SURPRISE TO THE REAR. If you are looking for a forever home then this property is certainly worth a look. Throughout, this home has been renovated to a high standard and offers the new owner a ready to move in finish. The kitchen has recently been fitted with a modern arrangement of wall and base units incorporating high specification appliances, the lounge/dining room is flooded with natural light via the French doors that lead out onto the landscaped rear garden and the two bedrooms will both accommodate a double bed. There is a modern wet room, perfect for accessibility. The hallway boasts an abundance of built-in storage and the boiler has recently been updated so the new owner can move in with peace of mind that no costly works will be required. At the rear of the property there have been two new additions; the outhouses make the perfect space for either hobby rooms or a home office; both fitted with power and lighting along with double glazing and are fully insulated, they are the perfect rooms to enjoy the private ambience of the garden. There is off-road parking to the front of the property and with no onward chain, the question is how quickly can you move in?

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.

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LOCATION



The property forms part of this established residential development just off the Gwernaffield road on the outskirts of Mold. The town provides a good range of shopping facilities catering for most daily needs, High Street banks, public library and Post Office as well as a popular twice weekly street market.

THE ACCOMMODATION COMPRISES
PVC door with glass inserts leading to hallway.

HALLWAY

1.78m x 1.99m / 4.65m x 0.80m (5'10" x 6'6" / 15'3" x 2'7")



Internal doors leading to the living accommodation, bedrooms and wet room. Large storage cupboard fitted with both hanging and shelving space, central ceiling light point, power points, wall mounted Hive system, radiator, partly tiled flooring and part wood-effect flooring.

BEDROOM ONE

4.10m x 3.36m (13'5" x 11'0")



PVC window to the front elevation, central ceiling light point, radiator, power point and telephone point.

BEDROOM TWO

3.13m x 2.83m (10'3" x 9'3")



PVC window to the front elevation, central ceiling light point, radiator, telephone point, TV point and power points.

WET ROOM

2.75m x 1.68m (9'0" x 5'6")



The wet room has been fitted with a two piece suite to include a wall mounted hand basin, and a low-level WC, a wall mounted shower, partly tiled walls, central ceiling light point, two extractor fans and a radiator.

KITCHEN

3.64m x 2.66m (11'11" x 8'8")



The kitchen has been fitted with a modern arrangement of wall and base units. The integrated appliances include an inset sink and a half with side drainer and mixer tap over, a four ring induction hob, space for a dishwasher and space for a larder style fridge/freezer. Cupboard housing the gas combination boiler, splashback tiling, recessed ceiling spotlights, power points, PVC frosted glazed window to the side elevation, PVC door for access to the side of the property.



LOUNGE/DINER

3.43m x 6.28m (11'3" x 20'7")



The lounge/diner is flooded with natural light via the PVC French doors leading out to the rear garden and additional PVC windows, coved

ceiling, central ceiling light point, four wall mounted light points, radiator, TV point, telephone point and power points.

OUTSIDE

To the front of the property there is off-road parking for multiple vehicles and raised sleeper borders planted with a mix of shrubs and flowers. To the side elevation there is a hobby room/office. The garden is enclosed with hedgerow and a pedestrian sliding gate can be found to the side of the property.

REAR GARDEN



The rear garden has been fully landscaped and is wheelchair accessible, laid with Indian stone paving and with raised borders, this is a perfect space to enjoy the summer months. The borders have been well stocked with an array of shrubs, trees and plants plus there is access to the side of the property and access to outhouses. The rear garden is fully enclosed with hedgerow and enjoys a south facing aspect.



HOBBY ROOM/OFFICE

3.87m x 2.70m (12'8" x 8'10")



To the side elevation there is a hobby room/office that has been fully insulated, complete with power and lighting. Plumbing for washing machine. There is an external door to the front elevation and French doors leading out to the rear garden and PVC double glazed window.

HOBBY ROOM TWO

2.93m x 2.20m (9'7" x 7'2")



The second hobby room again has been fitted with power and lighting, is fully insulated and enjoys French doors leading out to the rear garden.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and continue through the traffic lights, bearing left at the top of the road onto Pwll Glas. Follow the road to the junction with the Gwernaffield road and keep left. Take the second right handed turning thereafter onto Ffordd Pennant, whereupon the property will be found after a short distance on the right hand side.

AGENTS NOTES

- * x2 fully insulated outhouses
- * No onward chain
- * Recently re fitted kitchen
- * Modern combination boiler

TENURE

Freehold - To be confirmed by the purchasers solicitor.

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.

CC/SC
Amended JW