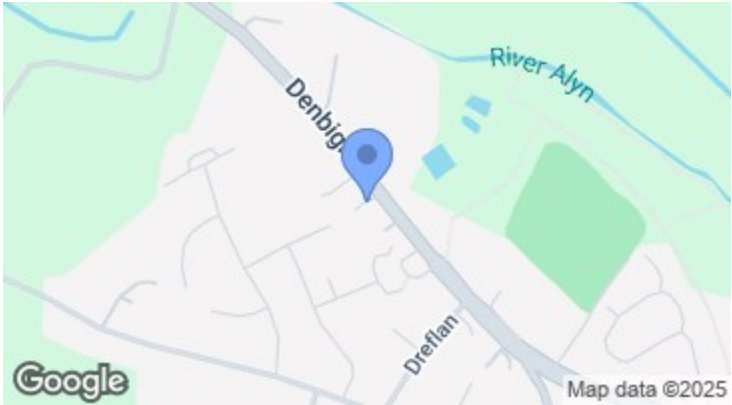
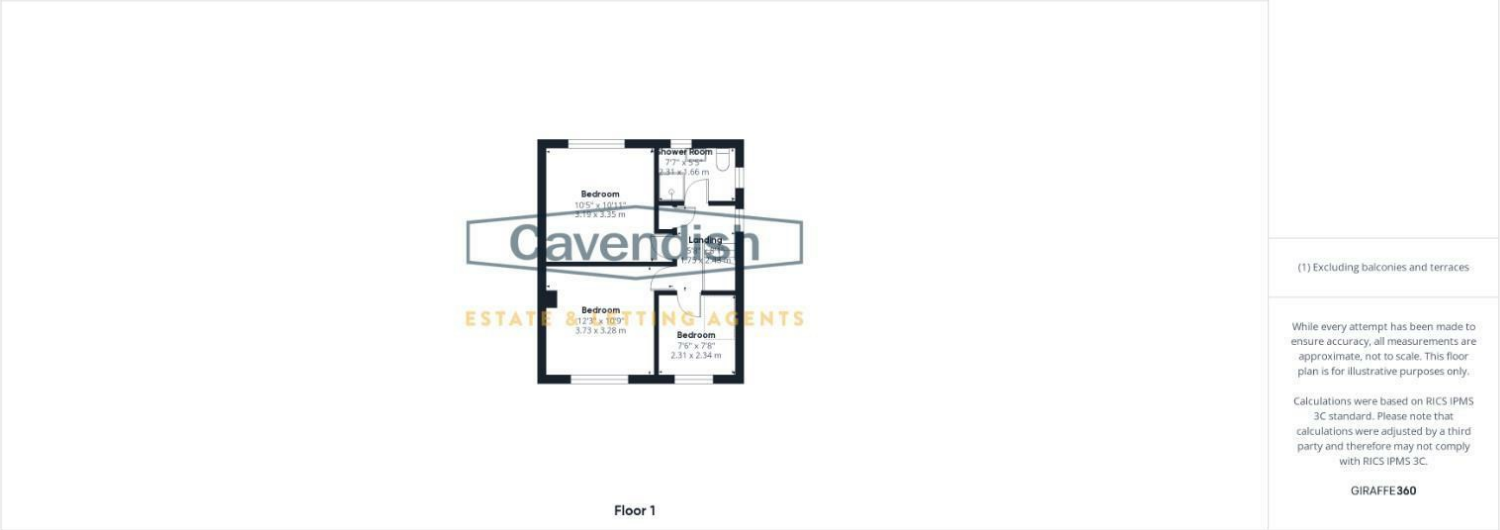




Plas Hafod, 5 Llys Mervyn, Mold, Flintshire, CH7 1XR



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			84
		69	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
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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Plas Hafod, 5 Llys Mervyn
Mold, Flintshire,
CH7 1XR

Offers In Excess Of £225,000

A BEAUTIFUL DETACHED FAMILY HOME WITH AN ABUNDANCE OF POTENTIAL ON OFFER LOCATED IN A QUIET CUL-DE-SAC, THIS PROPERTY IS TUCKED AWAY AND BOASTS OFF-ROAD PARKING ALONG WITH A PRIVATE REAR GARDEN. The open plan lounge/diner has been fitted with a wonderful fire which creates a focal point to the room and leads directly to the sun room which is the perfect space to enjoy the summer months. The kitchen has been fitted with an arrangement of wall and base units with space for appliances. All of the bedrooms are a generous size and both the first and second bedroom have been fitted with a generous arrangement of wardrobes. The family shower room is fitted with a three piece white suite to incorporate a stand-in shower cubicle. A recent addition, a wet room has been added to the rear of the property ensuring this home is future proof. Boasting a gas combination boiler and double glazing throughout, this home is ready for you to put your own stamp on.

LOCATION

Mold is a thriving market town situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with both English and Welsh medium primary and secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

PVC door with frosted glass inserts leading to hallway.

HALLWAY

1.77m x 3.82m (5'9" x 12'6")

Staircase rising to the first floor and internal doors leading to the living accommodation, coved ceiling, central ceiling light point and radiator.

LOUNGE

3.66m x 3.83m (12'0" x 12'6")



The lounge to the front of the property has been fitted with a gas fire with marble surround and matching hearth, PVC window to the front elevation, coved ceiling, central ceiling light point, radiator, TV point, telephone point, power points and an archway leading through to the dining room.

DINING ROOM

2.74m x 2.71m (8'11" x 8'10")



The dining room has a PVC door leading out to the sun room, coved ceiling, central ceiling light point, radiator and power points.

SUN ROOM

2.98m x 2.78m (9'9" x 9'1")



The sun room has French doors leading out to the rear garden, tiled flooring and power points.

KITCHEN

2.74m x 2.74m (8'11" x 8'11")



The kitchen is fitted with an arrangement of wall and base units, roll worktops incorporating an inset sink with side drainer and mixer tap over, splashback tiling, four ring electric hob with electric oven under and extractor fan over, space for an under counter fridge and space and plumbing for a washing machine. Ceiling strip light, power points, telephone point, tiled flooring and two internal doors; one leading to the understairs storage, one leading to the shower room at the rear of the property and a PVC door with frosted glass insert leading out to the side elevation.

WET ROOM

1.79m x 1.75m (5'10" x 5'8")



The wet room has been fitted with a two-piece suite to include a low-level WC, a wall mounted hand basin with mixer tap over and there is a wall mounted shower. Fully tiled walls, central ceiling light point, PVC frosted glazed window to the rear elevation and radiator.

FIRST FLOOR LANDING

1.75m x 2.48m (5'8" x 8'1")



The landing has internal doors leading to the three bedrooms and the family shower room, a hatch for loft access, PVC window to the side elevation, telephone point and power points. Fitted storage cupboard housing the gas combination boiler and additional storage space.

BEDROOM ONE

3.73m x 3.28m (12'2" x 10'9")



The master bedroom has been fitted with a generous arrangement of wardrobes complete with sliding fronts fitted

with both hanging and shelving, there is a PVC leaded window to the front elevation, central ceiling light point, wall mounted light point, radiator and power points.

BEDROOM TWO

3.19m x 3.35m (10'5" x 10'11")



Bedroom two has been fitted with an arrangement of wardrobes complete with mirrored sliding fronts, PVC window to the rear elevation, central ceiling light point, wall mounted light point, radiator and power points.

BEDROOM THREE

2.31m x 2.34m (7'6" x 7'8")



Bedroom three has a PVC window to the front elevation, central ceiling light point, radiator and power points.

FAMILY SHOWER ROOM

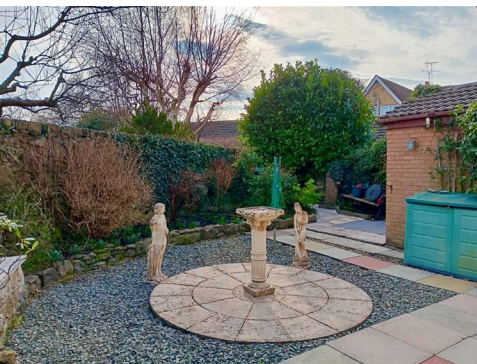
2.31m x 1.66m (7'6" x 5'5")



The family shower room has been fitted with a three piece white suite to include a stand-in shower cubicle with mixer shower, a pedestal hand basin and dual flush WC. Fully tiled

walls, central ceiling light point, frosted glazed windows to both the rear and side elevations and a radiator.

OUTSIDE



To the front of the property there is off-road parking for multiple vehicles and the driveway leads directly to the garage. The rest of the frontage has been paved for a low maintenance yet aesthetically pleasing finish.

GARAGE

2.51m x 5.00m (8'2" x 16'4")

The garage has been fitted with an up and over door, power and lighting.

REAR GARDEN

To the rear of the property there is a garden fully enclosed with a stone built wall. Laid mainly with paving, the garden enjoys a south facing aspect and there are borders surrounding that are well stocked with an arrangement of shrubs and trees. Pedestrian access can be found via the garage through a PVC door.



DIRECTIONS

From Mold drive to the Tesco roundabout, take the first exit and follow road to the next round about where you will take the third exit onto Denbigh Road. Proceed along Denbigh road over the mini roundabout continue for approximately 300 yards and then turn left into Llys Mervyn where you will find no.5 at the end of the cul-de-sac.

AGENTS NOTES

- * No onward chain
- * Gas central heating and double glazing throughout
- * Rear extension fitted with a wet room

- * Single garage
- * Walled rear garden

TENURE

Freehold - to be confirmed by the purchasers solicitor

COUNCIL TAX

Flintshire County Council - 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