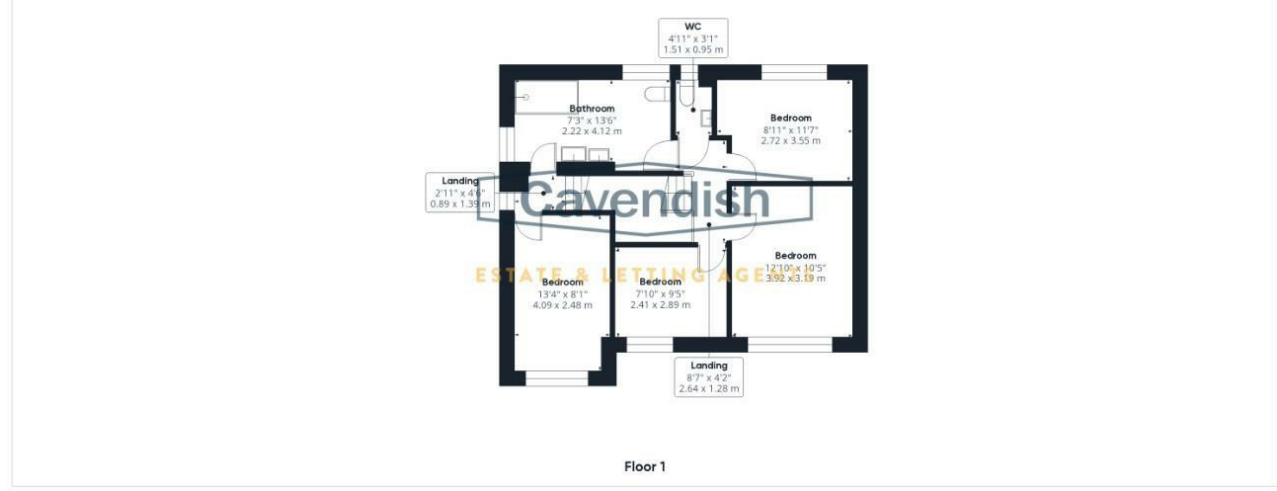


11 Sandy Grove, Mold, Clwyd, CH71QB



	Energy Efficiency Rating	Environmental
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<p>Approximate total area¹⁸</p> <p>1361.31 ft²</p> <p>126.47 m²</p> <p>Reduced headroom</p> <p>0.77 ft²</p> <p>0.07 m²</p>
<p>(1) Excluding balconies and terraces</p>
<p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p>
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

0.77 ft²

(1) Excluding balconies and terraces

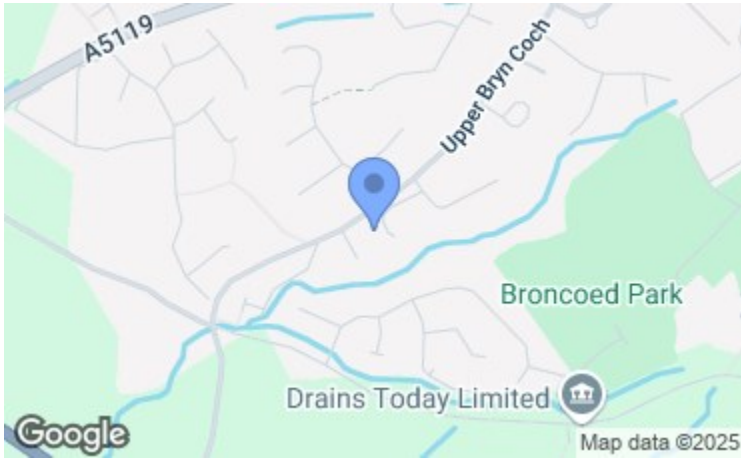
Reduced headroom
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GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></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><i>Not energy efficient - higher running costs</i></p>		72	83
<p>England & Wales</p>		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>			
<p>England & Wales</p>		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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11 Sandy Grove **Price**
Mold, Clwyd
CH7 1QB **£340,000**

Mold, Clwyd
CH7 1QB

Price
£340,000

A family home offering a ready to move in finish. No stone has been left unturned when renovating this property. Throughout, upgrades have been made and upon entering you will instantly appreciate the standard of finish. Oak flooring flows throughout the ground floor and all the power points/light switches have been replaced with chrome fittings. This home also has some welcome surprises to include a split stair case, Jack and Gill bathroom and four double bedrooms. The Lounge/Family Room is a fantastic size and natural light flows through the room thanks to the dual aspect windows. If open plan living is on your tick list than you will not be disappointed with this property. The L-shaped kitchen/dining room is the perfect entertaining space and there are French doors leading out to the rear garden. The family shower room is huge and has been recently re fitted with a contemporary suite to include a luxury rainfall shower. Two additional WC's along with a large walk in storage cupboard complete the interior. The property is positioned on a large plot with plenty of off-road parking to the front that leads directly to the garage. The rear garden is low maintenance and perfect for entertaining during the Summer months. If you are looking for the complete family home then this will be the property for you.

Hallway

4.18m x 1.02m (13'8" x 3'4")

You enter the property into the hallway where you will instantly take note of the oak flooring the flows throughout the ground floor. Internal doors lead to the living accommodation and a turned staircase rises to the first floor.

Lounge/Family Room

7.53m x 3.29m (24'8" x 10'9")



The lounge/dining room is flooded with natural light via the dual aspect windows and there is a beautiful oak fireplace that provides a focal point to the room. All of the plug sockets and light switches have been upgraded to chrome throughout the home so you really get a feeling of quality when walking through.



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 Agents Chester Office 01244 404040

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

PS/PMW

Amended

Garage

5.79m x 2.58m (18'11" x 8'5")

The single garage is fitted with an up and over door along with a pedestrian door to the side. There is power, lighting and plumbing. The garage could be further utilised if desired by adding an internal door and converting into an office/playroom.

Garden

Externally, the property benefits from both front and rear gardens, with driveway parking for two cars and leading to the integral single garage. The rear garden is south-facing, providing sunshine throughout the day. There are two patio seating areas, ideal for enjoying a drink while watching the sunset. The garden is laid to lawn with established raised borders and wood fencing, offering both privacy and tranquility.

Directions

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road, passing the park on the right-hand side, take the second left thereafter onto Bryn Coch Lane. Take the second right-handed turning after a short distance onto Upper Bryn Coch and follow the road until you see Sandy Grove on the left hand side.

Location

The property occupies an attractive position to the upper

part of this popular residential area, located off Ruthin Road, on the fringe of the town. Mold town centre provides a comprehensive range of shops serving most daily needs and has popular schools for all ages and leisure facilities. The A494 road network is close by enabling ease of access towards Chester, Wrexham, Merseyside and beyond.

Tenure

Freehold - Purchaser's should verify this information via their solicitor.

Council Tax Band

Flintshire County Council - Tax Band F

Agent's Notes

No onward chain.

Gas central heating and double glazing throughout.
Re fitted shower room

Anti Money Laundering Regulation

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.

Open Plan Kitchen/Dining Room

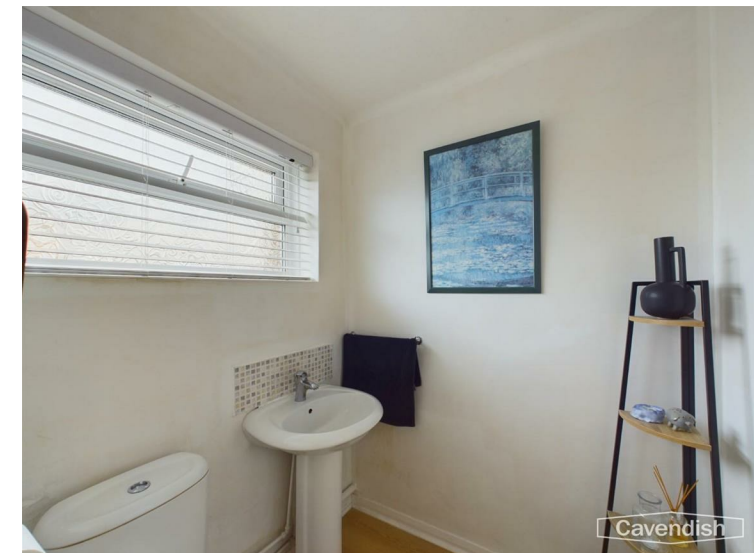
2.38m x 3.19m/5.39m x 2.47m (7'9" x 10'5"/17'8" x 8'1")



This is the perfect room for the whole family to gather. The kitchen itself is fitted with a modern arrangement of wall and base units incorporating roll top worksurfaces and an inset sink with side drainer. The integrated appliances include an electric hob and oven by Zanussi, with space for an under-counter fridge or washer, integrated Bosch dishwasher and integrated extractor fan. A uPVC back door provides access to the side of the property. The remaining space will accommodate a large dining table and the room is flooded with natural light via the French doors which provide access to the paved patio seating area.

**Downstairs WC**

1.65m x 1.46m (5'4" x 4'9")



The downstairs WC is a welcome addition to any family and has been fitted with a two piece white suite to include a dual flush WC and pedestal hand basin.

Built In Storage Cupboard

1.46m x 1.51m (4'9" x 4'11")

A large storage cupboard fitted with shelving and electric sockets.

Landing

0.89m x 1.39m (2'11" x 4'6")

The split staircase is a wonderful feature and adds a sense of

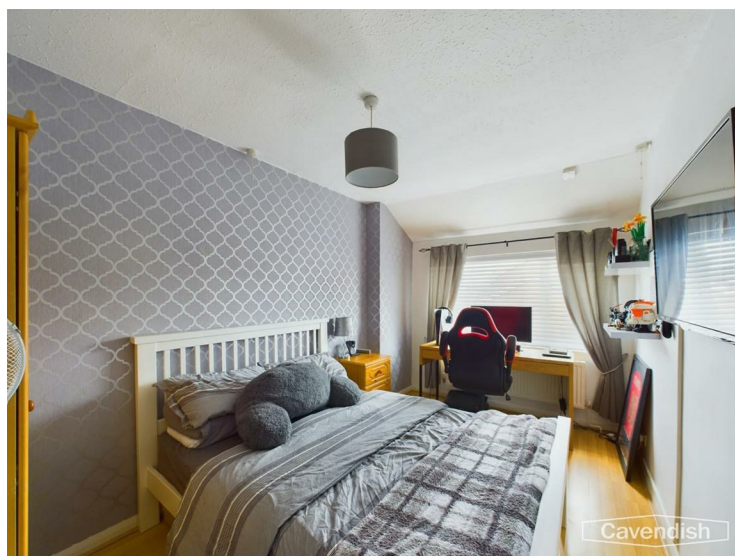
space as you move upstairs where internal doors leading to the four double bedrooms, family shower room and WC. There is also a hatch for loft access.

Bedroom
3.92m x 3.19m (12'10" x 10'5")



The master bedroom has been fitted with wood effect flooring which gives the room a modern finish and there is a large window to the front elevation. An arrangement of wardrobes have been added, complete with both hanging and shelving space.

Bedroom
4.09m x 2.48m (13'5" x 8'1")



The second bedroom is particularly quiet as it is accessed via

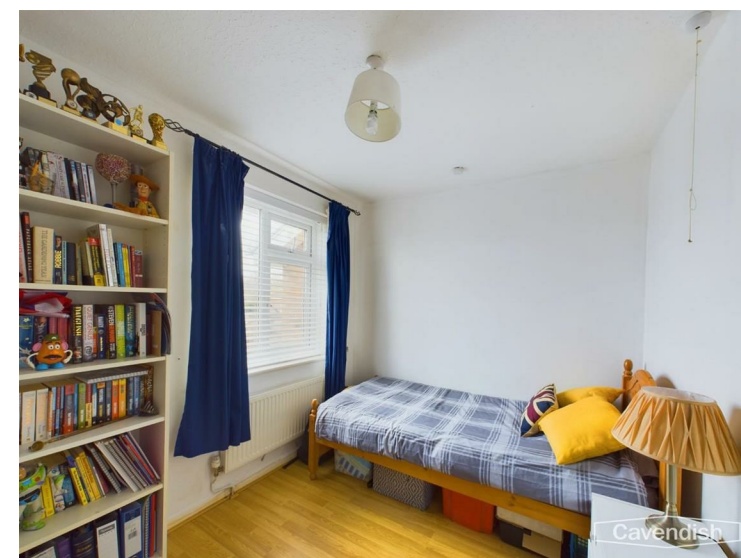
its own staircase. There is a large window to the front elevation and again you will find wood effect flooring.

Bedroom
2.72m x 3.55m (8'11" x 11'7")



Bedroom three enjoys a view over the rear garden, fitted with wood effect flooring and crome power points.

Bedroom
2.41m x 2.89m (7'10" x 9'5")



Although the smaller of the four bedrooms, this room will accommodate a double bed with plenty of space remaining for both a wardrobe and set of draws.

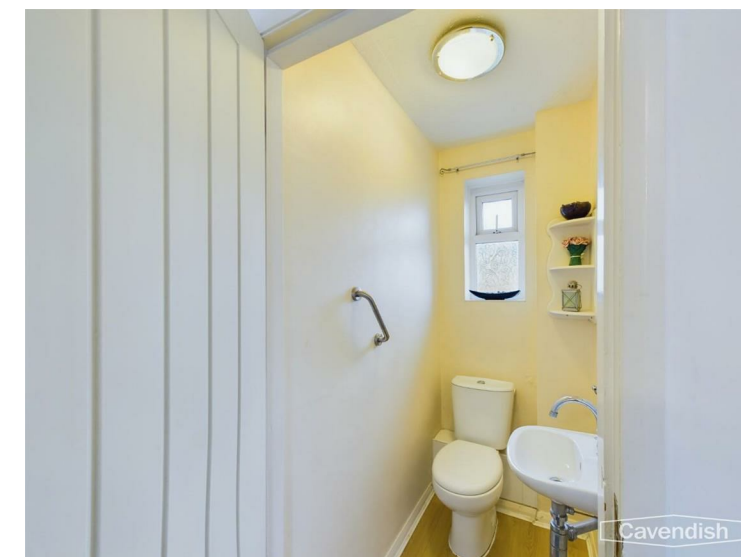
Shower Room
2.22m x 4.12m (7'3" x 13'6")



The Jack and Jill family shower room is a standout feature and has the WOW factor. Offering his and hers separate double sinks, a WC, and a double shower with both a rain shower head and an adjustable shower head. Full-length mirrors, a vertical radiator, two frosted windows, and two ceiling spotlights complete this spacious, modern shower room.



Separate WC
1.51m x 0.95m (4'11" x 3'1")



A separate WC is conveniently located on the first floor, featuring a sink and a rear-facing window.