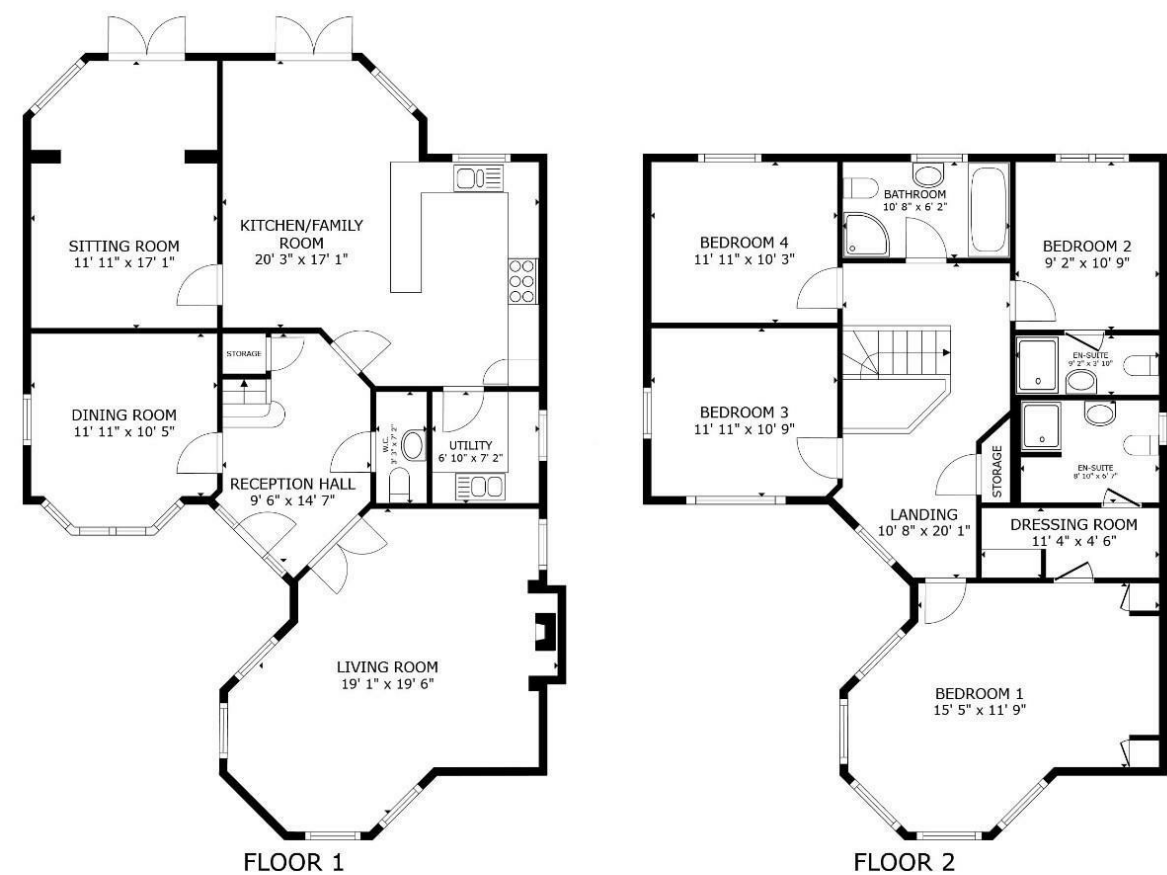
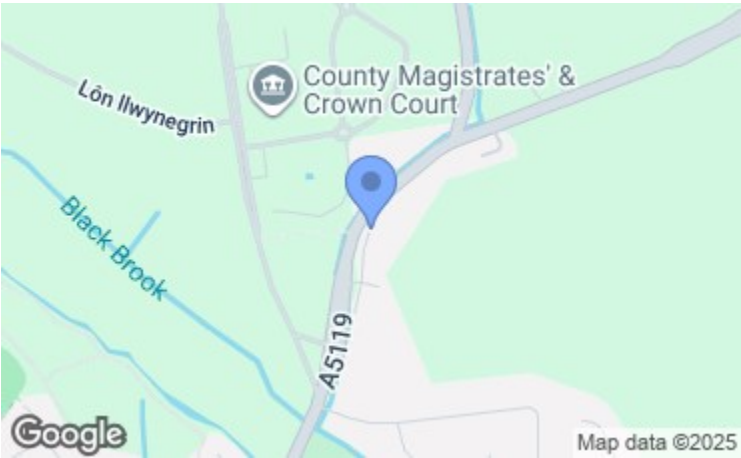




GROSS INTERNAL AREA
FLOOR 1 1,211 sq.ft. FLOOR 2 1,045 sq.ft.
TOTAL : 2,256 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



Meadowbank 1 Cwrt Rhyd Galed
Mold, Flintshire
CH7 6QZ

Offers Over
£625,000

A DISTINCTIVE FOUR BEDROOM MODERN DETACHED HOUSE WITH DOUBLE GARAGE AFFORDING SPACIOUS AND BEAUTIFULLY APPOINTED FAMILY ACCOMMODATION. Forming part of a select development within walking distance of the Mold town centre, local schools and amenities. Built in 2005/2006 to a very spacious design, approximately 2256 sq ft, with an impressive reception hall and gallery landing, three reception rooms, a superb kitchen/family and four double bedrooms, two with well appointed ensuites. Externally there is a long brick paved driveway for several cars, a detached double garage with powered door and good sized rear garden with patio and well established shrubbery borders. The well maintained accommodation with oak interior doors, gas fired central heating and double glazing in brief comprises: reception hall, cloakroom/WC, impressive living room with deep bay window and brick inglenook fireplace, dining room, a large open plan kitchen/dining/family room with granite worktops, day lounge with access to the garden and a utility room. First floor gallery landing, principal bedroom with walk-in wardrobe and luxury ensuite shower room, bedroom two with ensuite, two further double bedrooms and family bathroom with four piece suite. Viewing highly recommended to fully appreciate the extent of this impressive family home.

LOCATION



The property forms part of an established development of executive homes, about 0.5 mile of Mold town centre and is approached over a long private drive which provides parking for several cars. There is a wide range of shopping facilities in the town together with popular primary and secondary schools and leisure facilities, several popular restaurants and the Theatr Clwyd complex is nearby. Mold is also ideally situated for easy access to A494 and A55 Expressway enabling swift access along the North Wales Coast, Chester and motorway network beyond. Both Liverpool and Manchester airports are usually within an hours drive and there is a direct train service from either Flint or Chester to London (Euston).

THE ACCOMMODATION COMPRISES

Woodgrain effect composite double glazed front door to reception hall.

RECEPTION HALL

4.67m x 2.84m (15'4" x 9'4")



White spindle turned staircase to the first floor with gallery landing above, understairs storage cupboard, wood effect flooring, radiator and oak panelled interior doors.

CLOAKROOM/WC

A fully tiled cloakroom with low flush WC and pedestal wash basin. Matching tiled floor, chrome towel radiator and extractor fan.

LIVING ROOM

5.97m x 6.25m overall (19'7" x 20'6" overall)



A spacious room with a wide double glazed bay section with five double glazed windows to the front and a further window to the side gable. Feature brick inglenook fireplace with quarry tiled hearth, oak beam and Jotul log-effect gas stove. Wall light points, TV aerial point and two double panelled radiators.

REAR GARDEN



A good sized and well maintained lawned garden with extensive brick paved patio area extending across the rear elevation of the house together with shrubbery borders with various established shrubs and bushes. There is a large mature laurel hedge to the rear, outside lights and tap.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit and follow this road for a short distance whereupon Cwrt Rhyd Galed will be found on the right hand side. Proceed into the development and bear left whereupon the property will be found immediately ahead.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band H

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DW/SC

Amended ALW

BEDROOM THREE

3.61m x 3.18m (11'10" x 10'5")



Dual aspect room with views to the front and radiator.

BEDROOM FOUR

3.58m x 3.15m (11'9" x 10'4")



Double glazed window to the rear and radiator.

FAMILY BATHROOM

3.20m x 1.80m (10'6" x 5'11")



A fully tiled bathroom with a four piece suite comprising panelled spa bath with mixer tap, corner shower cubicle with

multi jet shower, pedestal wash basin and low flush WC. Matching tiled floor, shaver point, extractor fan, chrome towel radiator and double glazed window with frosted glass.

OUTSIDE



The property forms part of a select development and is approached via a timber ranch style gate to a long brick paved driveway which extends to the front of the property providing parking for numerous vehicles as well as access to the double garage. Outside lights and gated access to the side of the house leading through to the rear garden.



DOUBLE GARAGE

5.54m x 5.46m (18'2" x 17'11")

A substantial detached double garage with electric door, double glazed window and matching side door. Power and light installed. Water tap.



DINING ROOM

3.63m x 3.48m (11'11" x 11'5")



A dual aspect room with double glazed bay window to the front and further window to the side gable. Radiator.

KITCHEN/DINING/FAMILY ROOM

6.60m x 6.15m max overall (21'8" x 20'2" max overall)



An excellent open plan room combining kitchen, dining/family areas with double glazed windows and French doors providing access to the garden. The kitchen is fitted with a comprehensive range of matt cream woodgrain effect fronted base and wall units with large dividing peninsula unit with solid granite worktops. Including a Range Master Toledo cooker with fitted cooker hood, inset stainless steel sink unit with preparation bowl and mixer tap, integrated dishwasher and fridge/freezer. Recessed ceiling lighting, tiled floor, large panelled radiator, internal door leading through to the adjoining day room and further door to utility room.





washing machine, space for tumble dryer, tiled floor, radiator, double glazed window and matching exterior door to the garden.

FIRST FLOOR LANDING

6.17m x 3.07m (20'3" x 10'1")



A gallery style landing with white balustrade and spindles, double glazed window to the front with open aspect, loft access via a pull down ladder, radiator and oak panelled interior doors to all rooms. Built-in cupboard housing the Worcester gas fired central heating boiler and pressurised hot water cylinder tank.

BEDROOM ONE

4.85m x 5.97m max overall (15'11" x 19'7" max overall)



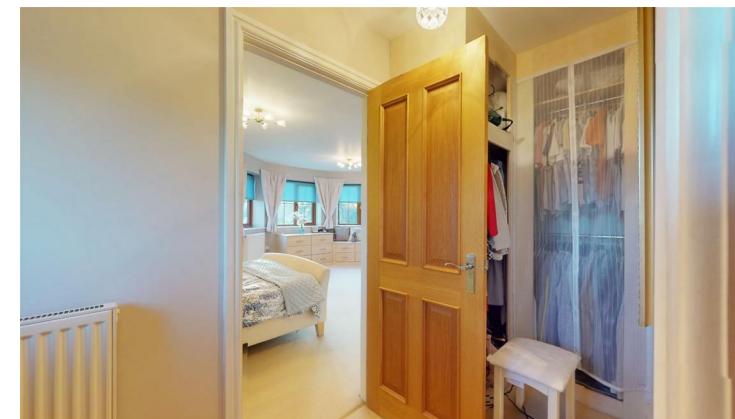
A spacious principal bedroom with adjoining walk-in dressing room and ensuite shower room. The bedroom includes a deep bay section with five double glazed windows with views over the surrounding area together with a range of Sharp bespoke fitted chest of drawers suite with drawers beneath, two single wardrobes and matching bedside cabinets. TV aerial point, wall light points and two panelled

radiators.



WALK-IN DRESSING ROOM

3.45m x 1.30m (11'4" x 4'3")



Fitted open shelving with hanging rails, radiator, double glazed window and internal door to luxury ensuite shower room.

LUXURY ENSUITE SHOWER ROOM

2.57m x 2.01m (8'5" x 6'7")



A fully tiled ensuite with white three piece suite comprising

tilled shower enclosure with twin headset shower main shower unit, pedestal wash basin and low flush WC. Matching tiled floor, recessed ceiling lighting, feature chrome circular towel rail, extractor fan and double glazed window with frosted glass.

BEDROOM TWO

3.25m x 2.82m (10'8" x 9'3")



Double glazed window to the rear, laminate wood effect flooring and radiator.

ENSUITE SHOWER ROOM

2.79m x 1.17m (9'2" x 3'10")



A fully tiled ensuite shower room with large tiled shower enclosure with sliding screen and overhead shower, pedestal wash basin with mixer tap and low flush WC. Matching tiled floor, chrome towel radiator and extractor fan.



SITTING ROOM

3.56m x 5.38m (11'8" x 17'8")



A adaptable room with double glazed window and matching French doors to the patio and garden, TV aerial point, wall light points and radiator.

UTILITY ROOM

2.13m x 2.06m (7' x 6'9")

Range of base and wall units with worktops and inset sink unit with mixer tap and tiled splashback. Plumbing for