

3 Englefield Crescent, Mynydd Isa, Mold, Flintshire, CH7 6UN

Cavendish

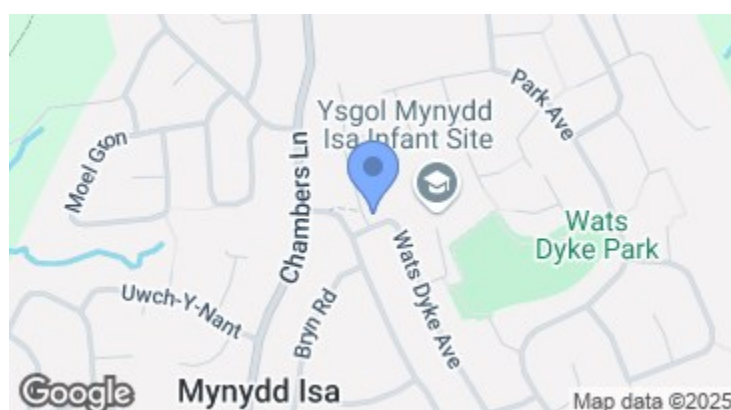
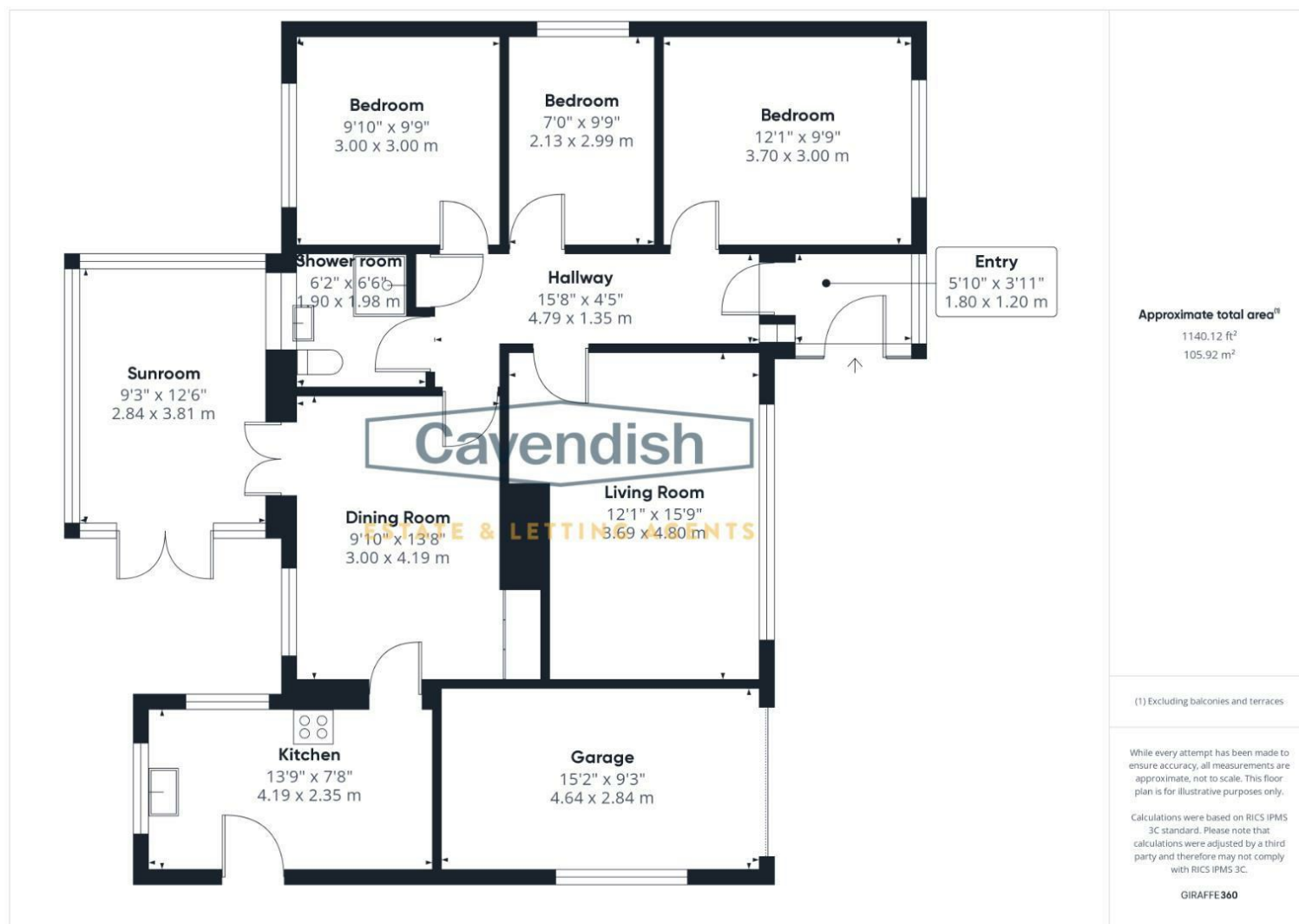
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating	
Current	Potential
66	81

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
61	76

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

3 Englefield Crescent

Mynydd Isa, Mold, Flintshire, CH7 6UN

Price
£294,000

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.

AN IMMACULATE DETACHED BUNGALOW THAT HAS BEEN FULLY RENOVATED THROUGHOUT OFFERING THE NEW OWNER A READY TO MOVE IN FINISH. Located on a quiet road and within easy reach of local amenities, this bungalow would suit both families and downsizers alike. Throughout the property you will find beautiful décor, modern fittings and all of the big jobs have been taken care of including a new roof, fully landscaped exterior, a new bathroom and a new kitchen. The lounge to the front of the property is flooded with natural light and boasts a feature fireplace. There are two additional reception rooms; both a dining room and a sun room. The sun room enjoys an aspect of the rear garden and the kitchen has recently been refitted with a generous arrangement of wall and base units to include Smeg appliances. All of the three bedrooms are a great size and two come complete with fitted with storage. The shower room has recently been completely overhauled; now comprising of a three piece white suite to incorporate a large stand-in shower cubicle. The front of the property boasts off-road parking for multiple vehicles and leads to a single garage. The rear garden can only be described as a private oasis; fully enclosed with fencing and designed with low maintenance in mind, this is the perfect space for entertaining during the summer months. If you are looking for a bungalow that offers a ready to move in finish then this will be the property for you.



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flooring and a large cupboard housing both the boiler and additional space for storage.

LOUNGE

3.69m x 4.80m (12'1" x 15'8")

The lounge to the front of the property is flooded with natural light via the large window and there is a gas fire with marble surround and hearth creating a focal point to the room. The carpet has also recently been replaced.

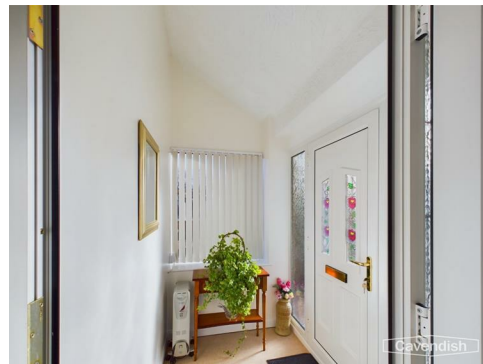


LOCATION

Mynydd Isa is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. There is small range of shops in the village serving daily needs, including a Sainsbury mini supermarket.

PORCH

1.80m x 1.20m (5'10" x 3'11")



You enter the property into the porch through a PVC door with frosted leaded glass inserts, there is a PVC window to the front elevation, plenty of space for coat and shoe storage and an internal PVC door leads through to the hallway.

HALLWAY

4.79m x 1.35m (15'8" x 4'5")



The hallway has internal doors leading to both the living accommodation and the bedrooms. There is modern oak

SUN ROOM

2.84m x 3.81m (9'3" x 12'5")



The sun room has a sliding patio door leading out to the rear garden and is a bright and airy room perfect for enjoying a view of the garden. The flooring is tiled and there is both power and lighting.

KITCHEN

4.19m x 2.35m (13'8" x 7'8")



The kitchen is fitted with a generous arrangement of wall and base units complete with wood effect worksurfaces. The integrated appliances include a sink with side drainer and mixer tap over, four ring Smeg gas hob with Smeg oven under and concealed extractor fan over, integrated undercounter fridge, space for washing machine, splashback tiling, tiled flooring. There is a PVC window to the rear elevation, ceiling strip light and power points along with PVC door leading to the side elevation.



BEDROOM ONE

3.70m x 3.00m (12'1" x 9'10")



The master bedroom is beautifully presented and fitted with a generous arrangement of wardrobes complete with both hanging and shelving space. There is a PVC window to the front elevation and the room has been decorated to a high standard.

BEDROOM TWO

3.00m x 3.00m (9'10" x 9'10")



The second bedroom has plenty of space to accommodate a double bed, and there is a PVC window to the rear elevation overlooking the garden.

BEDROOM THREE

2.13m x 2.99m (6'11" x 9'9")



The third bedroom has been fitted with a contemporary arrangement of wardrobes complete with mirrored sliding fronts. There is a PVC window to the side elevation along with a fitted dressing table.

SHOWER ROOM

1.90m x 1.98m (6'2" x 6'5")



The family shower room has recently been refitted with a contemporary three piece suite to include a corner stand in shower cubicle with mixer shower, hand basin set within a vanity unit, dual flush WC, fully tiled walls and flooring, PVC frosted glazed window to the rear elevation, recessed ceiling light points and a chrome towel radiator.

EXTERIOR

Both the front and the rear gardens have recently been landscaped to provide an aesthetically pleasing yet low maintenance finish. There is off road parking to the front for multiple vehicles and this leads directly to the single garage. The rest of the frontage is laid with both paving and stone and enclosed with a low level brick built wall with cast iron gates for access. To the side of the property there is a pedestrian gate.

The rear garden offers a completely private aspect and is perfect for entertaining during the summer months. There are multiple patio paved seating areas and the rest is laid with stone. There is also a summerhouse at the rear and the garden is fully enclosed with fencing.

GARAGE

4.64m x 2.84m (15'2" x 9'3")

Fitted with an up and over door, power and lighting.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and at the mini roundabout take the second exit onto Chester Road. At the main roundabout with the A494 take the second exit towards Buckley. Follow the road up the hill for approximately two thirds of a mile and then take the left turning onto Mercia Drive and then second right into Wats Dyke Avenue then immediate left onto Englefield Crescent. No 3 will then be found on the left hand side.

AGENTS NOTES

- *Gas Central Heating
- *No Onward Chain
- *New Roof
- *Double Glazing Throughout

COUNCIL TAX

Flintshire County Council - Tax Band E

TENURE

Freehold

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/PMW

Amended JW

Amended JW