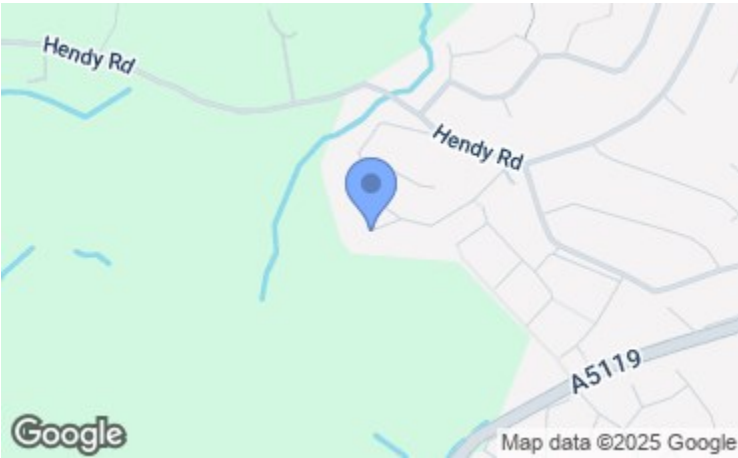


2 Parc Plas Aney, Mold, Flintshire, CH71NN



GROSS INTERNAL AREA
BASEMENT 1: 335 sq.ft, FLOOR 1: 1,004 sq.ft, FLOOR 2: 942 sq.ft, FLOOR 3: 875 sq.ft
TOTAL: 3,156 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



2 Parc Plas Aney

Mold, Flintshire

CH71NN

Price

£590,000

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 imposing and beautifully appointed five bedroom, three storey, house providing over 3000 square feet of floor area forming part of a splendid period building. Set within extensive mature grounds, approximately 0.46 acre, with sweeping driveway and electric gated entrance, about a mile from Mold town centre. This highly appointed home affords versatile accommodation which has benefited from further improvement in recent years whilst retaining a wealth of original features normally associated with properties of this era. It affords a fine arched entrance to an impressive reception hall with original staircase, a splendid drawing room/dining area with ornate ceiling and new limestone fireplace with a multi burning stove, bespoke luxury kitchen/breakfast room, refitted utility room, cloakroom with WC and a useful cellar providing an abundance of storage. Principal bedroom suite with a spacious luxury en-suite bathroom, two further bedrooms and modern luxury shower room. Top floor landing, versatile living room/study with adjoining bedroom with modern en-suite bathroom, and further fifth bedroom. Updated gas central heating, refurbished sash windows, replacement double glazed windows and composite exterior to the rear and top floor; and a high standard of decorative order throughout. Extensive front garden, garage and rear courtyard. INSPECTION HIGHLY RECOMMENDED.

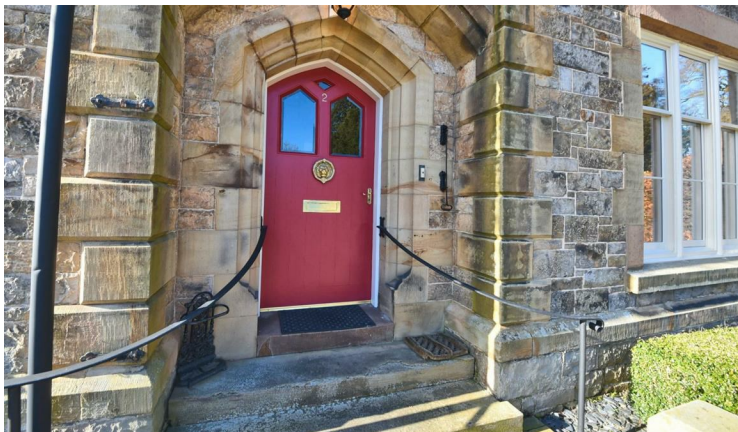
2 Parc Plas Aney, Mold, Flintshire, CH71NN

LOCATION



No.2 Parc Plas Aney is an impressive period house standing in mature private grounds. The house is understood to have been built during the 1860's and was sympathetically converted in 2002 to provide three individual homes together with two further new-build contemporary houses to the rear. The original house is constructed of stone with dressed stone quoins, beneath a slate roof and No 2 includes the reception hall, main staircase and drawing room of the original main house. The accommodation which extends to over 3000 square feet arranged over four floors, including a superb 4th top floor suite with living room/study and two bedrooms, one with ensuite bathroom. There is also a useful cellar which has been recently been 'tanked', heated and plastered to provide an ideal storage facility. Features include high ceilings, exposed floor boards, refurbished sash windows to the front and modern quality fittings throughout. Mold town centre is within walking distance, which provides a comprehensive range of shopping facilities catering for most daily needs, a popular twice weekly street market, high street banks and post office. There are also several popular eating establishments in the town, schools for all ages in both the medium of Welsh and English, and leisure facilities. The town is ideally placed for ease of access to the A55 and A494 road networks, enabling ease of access towards Chester, Wrexham and motorway network beyond.

FRONT ENTRANCE



Fine stone arched entrance with original panelled and bevelled glass framed door leading to wide and elegant Reception Hall, with original bell pull.

RECEPTION HALL

5.82 x 2.44 ext to 4.17 (19'1" x 8'0" ext to 13'8")



High coved ceiling, wall light point, Minton style tiled floor in part and stripped original pine flooring to the remainder together with wide staircase with turned spindled balustrade. Wall light points, dado rail and traditional pipe radiator.



CLOAKROOM

1.70 x 1.17 (5'7" x 3'10")



Refurbished with a high quality suite comprising fitted cabinet, housing new fuse boards, to one wall incorporating low level WC with concealed cistern, storage cabinet and drawer, wash basin with tiled splash-back. Double glazed window, ceiling down lighter, tiled flooring and traditional style piped radiator.

2 Parc Plas Aney, Mold, Flintshire, CH71NN

GARDENS



Whilst the grounds to Plas Aney are mainly open plan the gardens which form part of the sale of no.2 are defined on the enclosed plan. Wide stone steps lead down to sweeping lawns to the front and southern side of the house extending along the drive and within which are many mature and interesting trees to include beech, yew, oak and cedar.

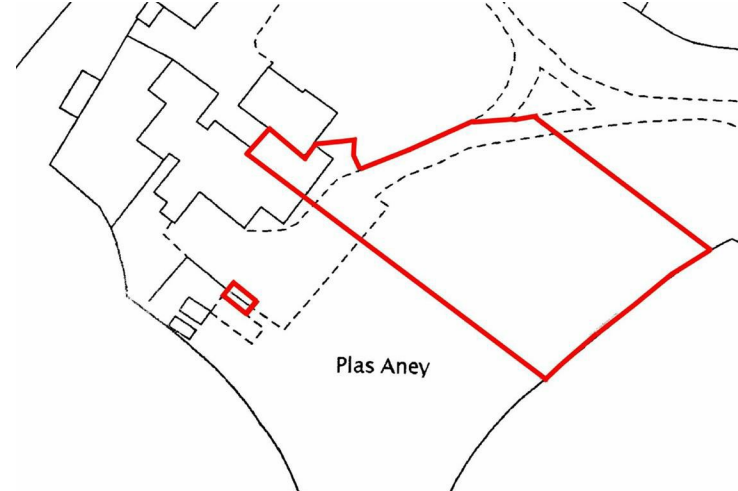


REAR COURTYARD



Communal rear courtyard/domestic area.

BOUNDARY PLAN



AGENT'S NOTE

We are advised an annual service charge, payable in two 6 monthly instalments, is payable for the upkeep of the shared drive, communal grounds/trees, exterior lighting and electric gates. We understand the current charge is £600.00pa. We are advised that three of the trees within the grounds are subject to Tree Preservations Orders.

TENURE

Understood to be Freehold

COUNCIL TAX BAND

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.

DIRECTIONS

From the Agent's Mold office proceed up the High street and on reaching the church turn left on to Clayton Road. Follow the road for 0.5 mile and on reaching the brow of the hill the private drive to Plas Aney will be found on the left.

VIEWING

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

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

DCW

2 Parc Plas Aney, Mold, Flintshire, CH71NN

SHOWER & BATHROOM

3.05x2.77 (10'0" x 9'1")



Fitted with a luxury white suite with underfloor heating, comprising a large shower enclosure with screen. Free standing bath with feature tap with shower attachment, wash basin with cabinet beneath and w.c. Marble effect tiled walls with matching flooring, double glazed window and pipe radiator.

BEDROOM FIVE

4.80 x 3.63 (15'9" x 11'11")



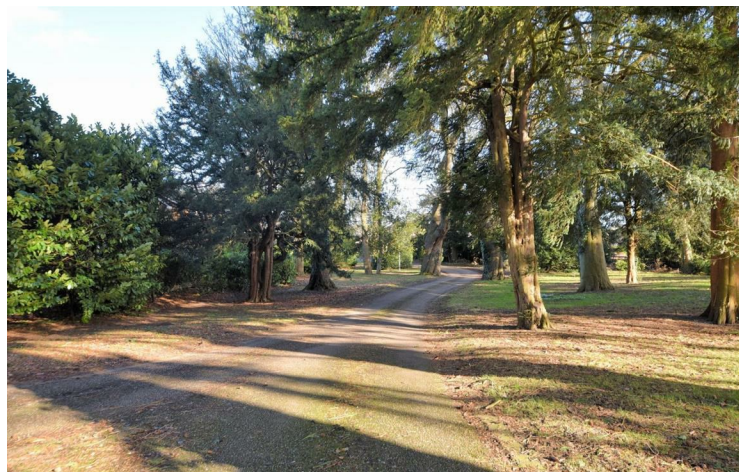
Vaulted ceiling with exposed purlins, Velux roof light, fitted cupboard into recess, double door cupboard with shelving and panelled radiator.

OUTSIDE



Plas Aney is approached over a private shared driveway with electric gates which winds its way through mature grounds and woodland to the front of the house, where there is a wide parking area.

A semi-detached garage with loft over is situated to the left hand side of the house.



DRAWING ROOM

7.42 x 4.88 (24'4" x 16'0")



A large and imposing room which is well lit with three quarter height/refurbished double glazed sash windows to the front and side elevation incorporating original shutters. A high moulded ceiling with down lighters in part and a fine polished limestone fireplace with granite hearth and multi fuel stove. Stripped original pine flooring, TV point, wall light points and two traditional style pipe radiators.



KITCHEN/BREAKFAST ROOM

5.36 max x 3.56 (17'7" max x 11'8")



Fitted to a very high standard with a stunning range of kitchen cabinets with a cream high gloss finish door and drawers fronts, and contrasting white stone effect Corian style worktop to include an inset 1½ bowl sink with an electric instant hot water mixer tap. The Kitchen incorporates a range of Neff/Beko appliances with a wide Neff induction hob with contemporary stainless steel and glass extractor hood and light over, two integrated Beko ovens, and larger fridge. Fold out pantry cupboard, integrated dishwasher, corner carousels, display cabinet and attractive 'Fired Earth' iridescent glass tiled up-stands. Two replacement double glazed windows, tiled flooring, ceiling down-lighters, TV point and a traditional pipe style radiator.



UTILITY ROOM/SIDE HALL

3.30 x 1.68 (10'10" x 5'6")

Refitted with a modern range of base and wall units to one wall with worktops, inset sink unit and voids and plumbing for washing machine and tumble dryer. Tiled flooring, radiator with suspended laundry maiden above, replacement composite exterior door to the courtyard and internal door leading down to the Cellar.

CELLAR

The Cellar has recently been tanked and replastered and provides three interconnecting rooms. A recess houses a Glow Worm gas fired condensing boiler with a pressurised hot water cylinder providing domestic hot water and central heating. Light and power connected. Two radiators and new pump for tanking system. Limited headroom.

FIRST FLOOR MAIN LANDING



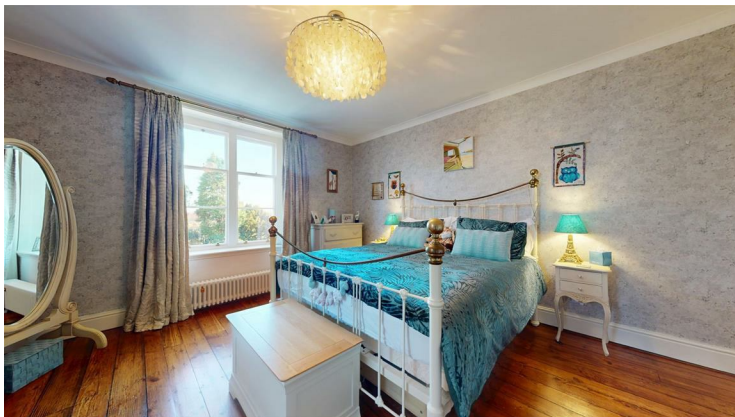
Staircase rising to top floor and concealed panel radiator.

BEDROOM ONE

4.83 x 4.24 (15'10" x 13'11")



A splendid room with double glazed window to the front elevation, white painted fire surround with hearth (not in use) and original wooden floor. Coved ceiling and panelled radiator, and wide steps leading up to a luxury shower and bathroom.



LUXURY SHOWER AND BATHROOM

4.72 x 2.90 (15'6" x 9'6")



A very spacious and beautifully appointed bathroom with a contemporary style suite including a large free-standing Victoria and Albert oval bath and matching basin with Hansgrohe Axor Starck chrome taps, walk-in 'wet floor' shower with Hansgrohe shower with a high output monsoon style shower head, wall mounted cabinet and Alessi WC. Fired Earth Westhampton marble flooring with underfloor heating, and marble tiling to dado throughout, ceiling down-lighters, double-glazed window with plantation shutters, extractor fan and two chrome towel radiators.



BEDROOM TWO

4.80 x 3.63 (15'9" x 11'11")



Two replacement double glazed windows, out-built three section sliding door wardrobe and panelled radiator.

BEDROOM THREE

4.52 x 2.69 (14'10" x 8'10")

Double glazed sash window to the front elevation coved ceiling and panelled radiator. Currently used as a walk-in wardrobe but could readily be changed back to a double bedroom.

SHOWER ROOM

4.67 x 1.70 (15'4" x 5'7")



A luxury shower room fitted to a very high standard with a wet floor system with limestone effect ceramic tiled floor and electric under floor heating, large enclosed shower with Matki glass and stainless steel screen and high output Monsoon style shower, an impressive contemporary Duravit wall mounted vanity and bowl with large inset 3 section mirror fronted cabinet above, W.C.; part tiled walls and extractor. Towel radiator.

SECOND FLOOR LANDING

Panelled radiator.

LIVING ROOM/STUDY

8.71 x 2.62 (28'7" x 8'7")



An attractive and versatile room with a wide replacement double glazed window to the front elevation with pleasing views over the grounds, Velux window to rear, partially vaulted ceiling with down-lighter and two pipe radiators.



BEDROOM FOUR

4.50 x 3.86 (14'9" x 12'8")



Partially vaulted ceiling, wall light points, replacement double glazed window to front, fitted shelving to display niches and panelled radiator. Steps up to En-suite Shower Room.