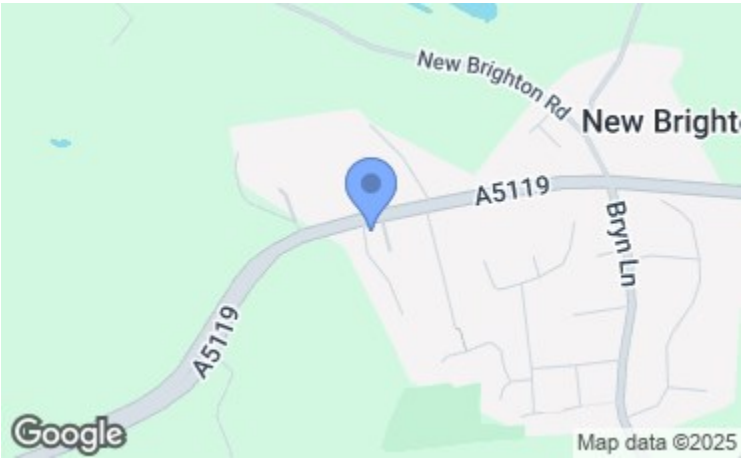


GROSS INTERNAL AREA
FLOOR 1: 1436 sq ft
EXCLUDED AREAS: PORCH: 12 sq ft, CONSERVATORY: 132 sq ft
TOTAL: 1436 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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.

Cavendish

ESTATE AGENTS

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Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Hilltop Main Road

New Brighton, Mold, Flintshire
CH7 6QQ

Price
£375,000

A GREATLY EXTENDED THREE BEDROOM DETACHED BUNGALOW OF INDIVIDUAL DESIGN standing within large well maintained gardens, approximately 0.3 acre, on the fringe of this convenient village location with excellent access to the main road network. This spacious bungalow has been greatly extended to provide an adaptable home with two large reception rooms and a lean to conservatory to the rear. To the front is a wide drive providing parking for several cars and a larger than average single garage with an electric roller door. In brief comprising enclosed entrance porch, L shaped reception hall with herringbone wood block floor, spacious living/dining room with open fireplace, large sitting room, kitchen with modern range of units and integrated appliances, conservatory, three bedrooms and bathroom with four piece suite. Oil fired central heating and replacement UPVC double glazed windows. Extensive informal lawned gardens to front and rear with patio areas. INSPECTION HIGHLY RECOMMENDED.

LOCATION



The property occupies a prominent position set back from Main Road and stands in a slightly elevated setting with an open aspect to the front. The area is ideally placed for ease of access to the A494 enabling swift passage to the larger centres of employment at Deeside, Wrexham and Chester, and motorway network beyond. Mold town centre is within 1.5 miles which provides a comprehensive range of shopping facilities catering for most daily needs, a popular twice weekly market, schools for all ages and leisure facilities.

THE ACCOMMODATION COMPRISES

UPVC double glazed leaded effect front door with matching side screen to entrance porch.

FRONT ENTRANCE PORCH

Quarry tile floor and UPVC double glazed inner door to L shaped reception hall.

RECEPTION HALL



Herringbone wood block floor, picture rail, telephone point and radiator.



LIVING/DINING ROOM

6.05m x 3.96m (19'10" x 13')



A spacious room with two double glazed windows to the front with views over the garden, feature brick fireplace with matching hearth, mantel shelf and open fire grate. Coved

buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

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.

VIEWING

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

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

DW/PMW

Amended ALW

Amended JW

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single glazed windows, exterior door to the garden, work bench, power and light installed.

REAR GARDEN



To the rear is a large well maintained lawned garden with paved patio area, fenced boundaries and various established shrubs and bushes. Security light, tap and externally mounted oil fired central heating boiler located to the side of the property.



DIRECTIONS

From the agent's Mold office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit, following the signs of Queensferry and continue straight on at the next set of traffic lights and up the hill along the dual carriageway and thereafter into New Brighton village and take the first right into Hazel Grove whereupon the entrance to the property will be found on the immediate left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

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.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a

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ceiling, two wall light points, TV aerial point and two double panelled radiators.



SITTING ROOM

6.22m x 3.38m extending to 3.63m (20'5" x 11'1" extending to 11'11")



A versatile room with double glazed window to the rear, wood panelling to part, TV aerial point, single and double panelled radiators. Archway to side hallway and internal doors to bedrooms two and three.



SIDE HALLWAY

1.85m x 3.48m (6'1" x 11'5")



Full length UPVC double glazed exterior door to the drive,

KITCHEN

4.45m x 3.33m (14'7" x 10'11")



A good size kitchen/breakfast room with space for a table and fitted with a modern range of gloss cream fronted base and wall units with stainless steel handles and contrasting

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stone effect work surfaces. Franke sink unit with preparation bowl and mixer tap, tiled splashback and range of integrated appliances comprising Belling ceramic hob, stainless steel cooker hood and electric double oven. Space for fridge/freezer, radiator, wood effect flooring, recessed ceiling lighting, built in linen cupboard, internal double glazed window and cupboard housing the electricity meter.



CONSERVATORY

4.14m x 2.57m (13'7" x 8'5")



A lean to style conservatory with three double glazed windows with views over the garden and matching exterior door. Vinyl floor covering, plumbing for washing machine, power points and wall light point.

BEDROOM ONE

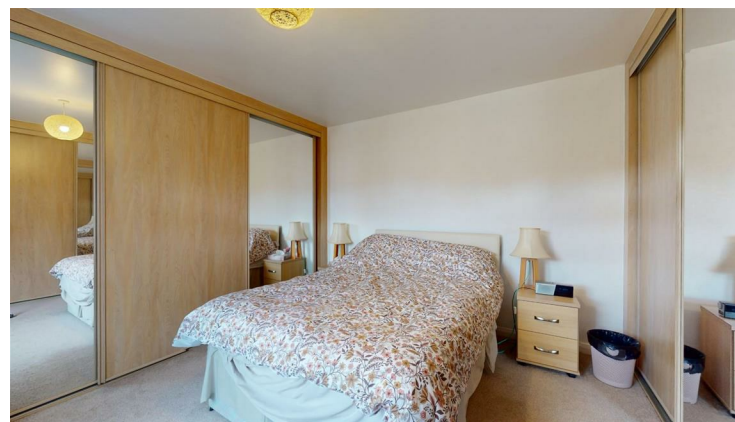
3.96m x 3.63m (13' x 11'11")



Double glazed window to the front and double panelled radiator.

BEDROOM TWO

3.40m x 3.15m extending to 4.29m into wardrobes (11'2" x 10'4" extending to 14'1" into wardrobes)



A double size room with double glazed window to the rear, range of fitted wardrobe units extending to two walls with full height sliding door fronts, hanging rails and shelving, and double panelled radiator.

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BEDROOM THREE

4.09m x 2.08m (13'5" x 6'10")

Double glazed window overlooking the rear garden.

BATHROOM

3.12m x 1.63m (10'3" x 5'4")



A fully tiled bathroom fitted with a four piece suite comprising panelled bath with mixer tap, corner shower cubicle with electric shower, pedestal wash basin and WC. Radiator, extractor fan and double glazed window with frosted glass.

OUTSIDE



The property is approached via a timber ranch style gate leading to a wide tarmac driveway which extends to the front and side of the property providing parking for several vehicles as well as access to the garage located to the top right hand side.

FRONT GARDEN



Extensive informal lawned gardens extend to the front of the property with established shrubs and bushes and panelled fencing. Raised borders extend across the front elevation of the bungalow, outside light and gated pathways to either side of the bungalow leading through to the rear garden.

GARAGE

7.26m x 4.85m (23'10" x 15'11")

A large concrete sectional garage with electric roller door,