

10 Ffordd Argoed, Mold, Flintshire, CH71LY

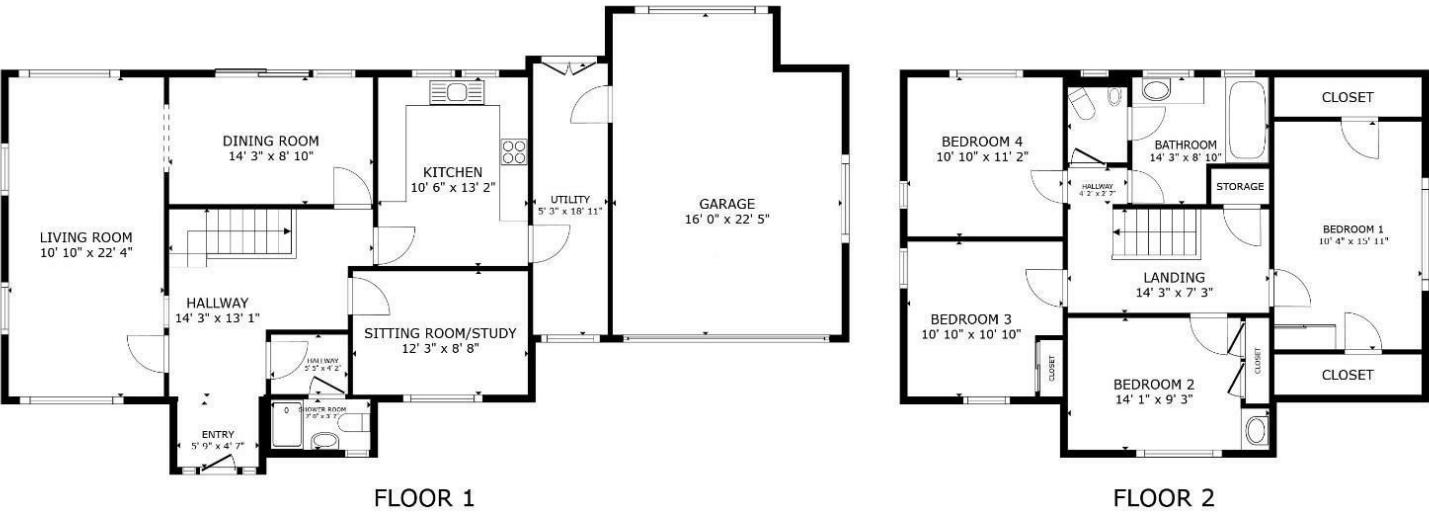
Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

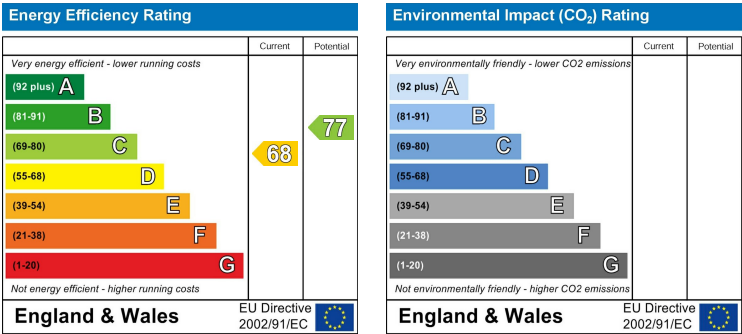
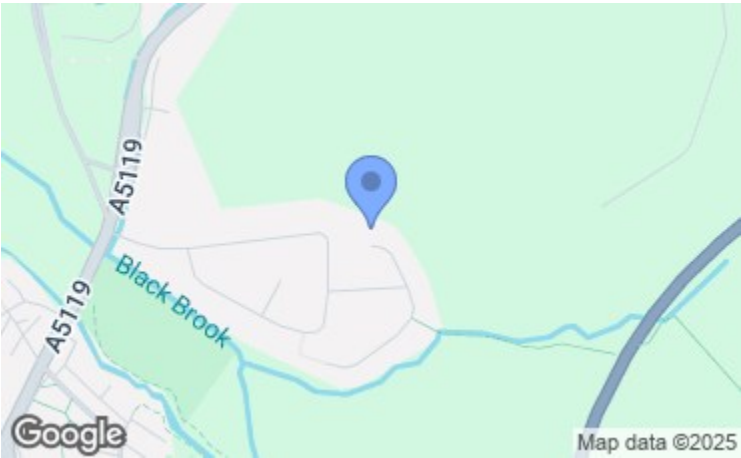
www.cavendishproperties.co.uk



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 976 sq.ft. FLOOR 2 852 sq.ft.
EXCLUDED AREAS : GARAGE 340 sq.ft.
TOTAL : 1,828 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



10 Ffordd Argoed
Mold, Flintshire
CH71LY

Price
£470,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE WITH DOUBLE GARAGE STANDING IN LARGE MATURE GARDENS, APPROXIMATELY 0.25 ACRE, IN AN ENVIABLE POSITION BORDERING ONTO FARMLAND. Forming part of this noted cul de sac on the periphery of Mold within walking distance of the town centre whilst enjoying splendid views over the surrounding rolling countryside. Designed to a spacious and versatile plan, ideal for family living, with the benefit of gas fired central heating and double glazing and in brief comprising; recessed front entrance, spacious reception hall, cloakroom, toilet and ground floor shower room, dual aspect living room, dining room, sitting room/study/office, kitchen, utility with internal access to the garage, first floor landing, four double size bedrooms and modern family bathroom. Block paved drive, double garage and large privately enclosed garden with summer house.



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LOCATION



The property occupies an attractive position to the head of this established cul-de-sac, off the popular Bryn Awelon estate, yet is within walking distance of Mold town centre. Mold provides a wide range of shopping facilities catering for most daily needs, together with noted primary and secondary schools, leisure facilities and several popular restaurants and cafes. Nearby is the Theatr Clwyd complex and Glasfryn restaurant. The A55 Expressway at Northop (some two and a half miles) provides ease of access along the North Wales coast, to Chester and the motorway network beyond.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Deep front entrance porch with tiled floor, wall light point and double glazed front door with matching side panels to reception hall.

RECEPTION HALL

4.42m x 4.22m overall (14'6" x 13'10" overall)



A spacious central hallway with an open tread turned staircase to the first floor, double panelled radiator, coved ceiling and panelled glazed interior doors.



CLOAKROOM

Fitted coat hooks, radiator, internal door.



roundabout take the second exit and after passing the playing fields on the right hand side, take the first right handed turning and thereafter into the Bryn Awelon Estate. Follow the road straight ahead and around to the right and first left into Ffordd Argoed. At the 'T' junction bear left where upon the property will be found at the head of the cul-de-sac on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band G

TENURE

Understood to be 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.

VIEWING

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



LOCATION PLAN

For identification purposes only.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the

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

DW/PMW

SEPARATE WC

1.75m x 1.32m (5'9" x 4'4")



Matching fully tiled walls to the bathroom and fitted with a corner low flush WC and bidet. Continuation of the tiled floor from the bathroom and double glazed window with frosted glass.

OUTSIDE



The property is located to the head of this established cul de sac and approached over a wide block paved driveway which provides off road parking as well as access to the attached double garage.

FRONT GARDEN



Established front garden area with a variety of established shrubs and bushes and matching block paved central pathway leading to the front door. There is access to either side of the property leading through to the rear garden.

GARAGE

6.76m x 4.85m (22'2" x 15'11")

A large attached double garage with electric up and over door, two double glazed windows, gas fired central heating boiler, power and light installed and internal door to the utility room.

REAR GARDEN



To the rear is a large private enclosed lawned garden which borders onto open fields and enjoys pleasing views over the surrounding area. The garden includes a selection of mature trees, pathways and patio areas and a timber framed/clad summerhouse.

SHOWER ROOM

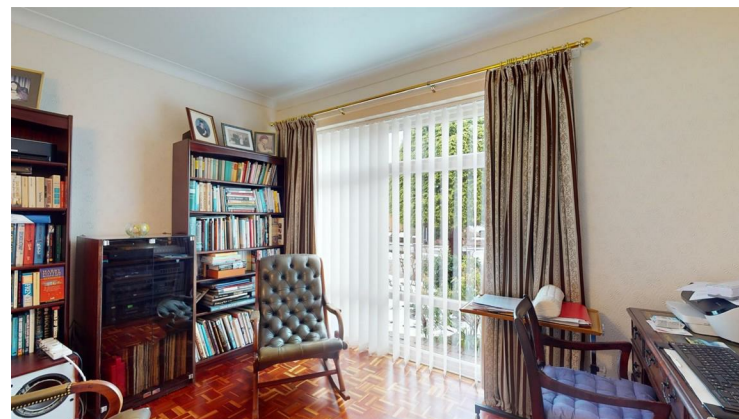
2.11m x 1.17m (6'11" x 3'10")



A modern well appointed shower room with attractive fully tiled walls and terrazzo tiled floor. Comprising tiled shower enclosure with sliding screen and mains Bristan overhead shower with handset, feature circular wash basin with cabinet beneath and low flush WC. Chrome towel radiator and double glazed window with frosted glass.

SITTING ROOM/STUDY/OFFICE

3.71m x 2.82m (12'2" x 9'3")



Full length double glazed window to the front, parquet wood block flooring, coved ceiling, two wall light points, double panelled radiator. Ideal room for "working from home" use.

LIVING ROOM

7.24m x 3.33m (23'9" x 10'11")



A dual aspect room with full length double glazed window to the front and matching window to the rear with pleasing views over the garden and surrounding countryside. Two further high level double glazed windows to the side gable, feature wooden fireplace surround with shelving and log effect electric fire, three panelled radiators, wall light points, TV aerial point and archway leading through to the dining room.



DINING ROOM

4.45m x 2.72m (14'7" x 8'11")



UPVC double glazed French doors overlooking the garden, coved ceiling, two double panelled radiators and glazed internal door to the reception hall.

KITCHEN

4.09m x 3.15m (13'5" x 10'4")

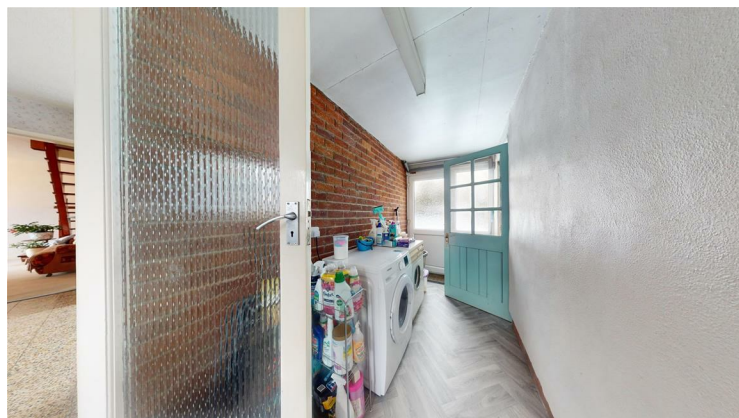


Double glazed window to the rear with views across surrounding countryside. The kitchen is fitted with a range of base and wall units with marble effect work surfaces and double drainer stainless steel sink unit with mixer tap. Tiled splashback, space for electric cooker, fridge/freezer and dishwasher. Terrazzo tiled floor, double panelled radiator and internal door to utility/side porch.



UTILITY/SIDE PORCH

5.56m x 1.50m (18'3" x 4'11")



UPVC double glazed exterior door to the garden, double glazed window, connection for washing machine and internal single glazed door to the garage.

FIRST FLOOR LANDING



Loft access, radiator and built in storage cupboard.

BEDROOM ONE

4.93m x 3.15m (16'2" x 10'4")



Double glazed window to the side elevation with pleasing

views across surrounding rolling countryside, two large walk in storage cupboards to either side of the room, pedestal wash basin and double panelled radiator.

BEDROOM TWO

3.76m x 2.87m (12'4" x 9'5")



High level double glazed window to the front, two built in cupboards, vanity wash basin and double panelled radiator.

BEDROOM THREE

3.38m x 3.35m (11'1" x 11')



A dual aspect room with double glazed windows to the front and side elevations, vanity wash basin, dressing table, fitted mirror - double fronted wardrobe unit and radiator.

BEDROOM FOUR

3.40m x 3.33m (11'2" x 10'11")



Double glazed windows to the side and rear elevations with views over the garden and surrounding countryside, pedestal wash basin and radiator.

FAMILY BATHROOM

2.87m x 2.69m (9'5" x 8'10")



A modern well appointed family bathroom with adjoining separate WC. Comprising tiled panelled bath with Bristan overhead shower with handset and glazed screen, vanity unit with wash basin and range of cabinets beneath, attractive fully tiled walls with matching floor, large chrome towel radiator and two double glazed windows with frosted glass. Internal door to WC.