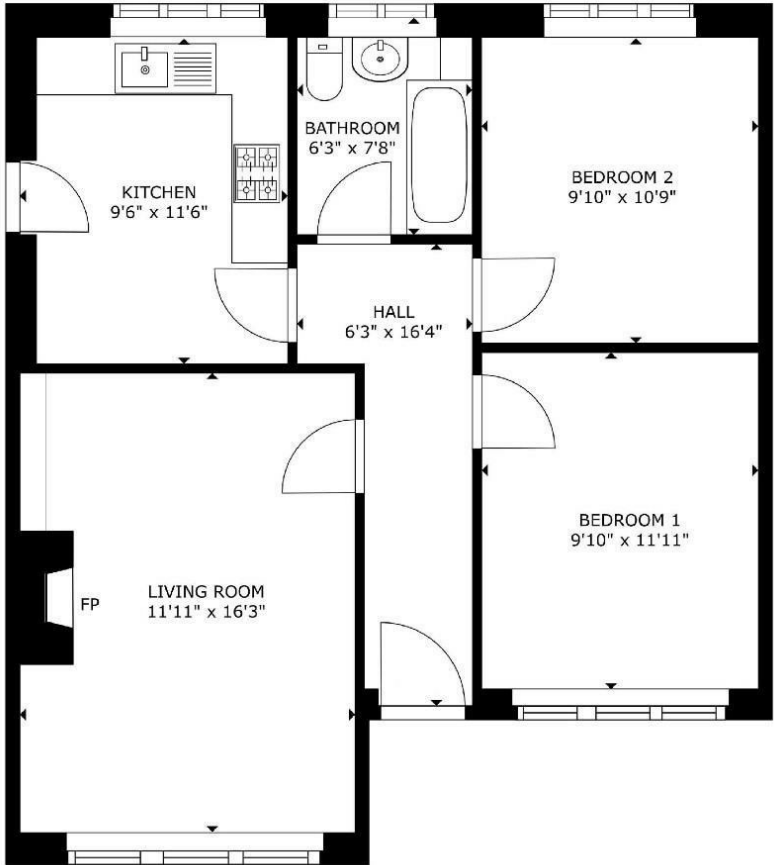


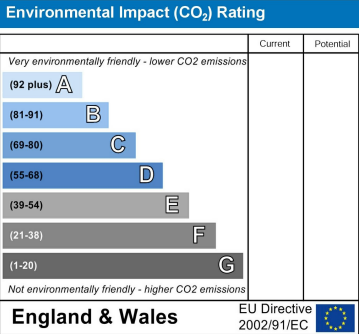
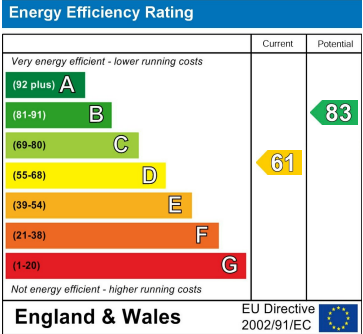
4 Bryn Road, Mynydd Isa, Flintshire, CH7 6UR



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 698 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



## 4 Bryn Road

Mynydd Isa, Flintshire,  
CH7 6UR

Price  
£195,000

A TRADITIONAL TWO BEDROOMED DETACHED BUNGALOW WITH GARAGE OCCUPYING A CONVENIENT POSITION TO THE CENTRE OF THIS POPULAR RESIDENTIAL AREA WITH LOCAL SHOPS AND BUS SERVICES NEARBY. Affording well proportioned accommodation with the benefit of a gas fired central heating system with replacement boiler and double glazing, whilst providing scope for some further updating to individual requirements. To the rear is a private garden. The property is available for immediate occupation and in brief comprises; reception hall, spacious living room with feature fireplace, kitchen with range of oak units and integrated appliances, two good sized bedrooms and fully tiled bathroom. Outside there is a long tarmac driveway providing ample parking, front lawned garden and landscaped rear garden with paved and gravelled areas for ease of maintenance. NO ONWARD CHAIN.

**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.

rightmove

naei | propertymark  
PROTECTED

The Property  
Ombudsman

www.cavendishproperties.co.uk



LOCATION

The property is located along a quiet road of similar style properties and is within a short walk of a small range of shops serving daily needs to include a Sainsburys mini-supermarket and newsagent/post office. A popular local inn and regular bus services to Mold and Buckley are also available along Mold Road. The market town of Mold is within two miles, which provides a more comprehensive range of shopping facilities, a popular twice weekly street market and leisure facilities.

THE ACCOMMODATION COMPRISES

uPVC double glazed front door to Reception Hall.

RECEPTION HALL



Electricity meter cupboard, radiator and white panelled interior doors.

LIVING ROOM

3.63m x 4.95m (11'11" x 16'3")



A well proportioned room with a wide double glazed window to the front, feature fireplace with marble-effect inset and hearth and gas fire, shelving into alcove, coved ceiling, TV point, telephone point and radiator.



BEDROOM ONE

3.66m x 3.00m (12' x 9'10")



Double glazed window to the front, laminate flooring and radiator.



BEDROOM TWO

3.33m x 3.02m (10'11" x 9'11")



Double glazed window overlooking the garden and radiator.

BATHROOM

2.08m x 1.93m (6'10" x 6'4")



Fully tiled bathroom comprising tiled panelled bath with electric shower, pedestal wash basin and low flush WC. Matching tiled floor, radiator, double



Fitted with a range of oak fronted base and wall units with contrasting stone-effect work surfaces with inset sink unit with preparation bowl, mixer tap and tiled splashback. Built-in appliances comprising four gas burner hob, concealed cooker hood and electric single oven beneath, built-in fridge freezer and void and plumbing for washing machine. Cupboard housing a modern Main gas fired central heating boiler, radiator, double glazed window overlooking the garden and uPVC double glazed exterior door.



KITCHEN

3.45m x 2.69m (11'4" x 8'10")

glazed window with frosted glass, mirrored cabinet and loft access.

OUTSIDE



The property is approached via double metal gates to a tarmacadam driveway which extends to the side of the property affording parking for several cars as well as providing access to the garage to the rear.

FRONT GARDEN

Front lawned garden areas with low brick walling to the frontage and established shrubs. Outside security light.

REAR GARDEN



To the rear there is a private enclosed landscaped garden which has been designed for ease of maintenance with gravelled and paved areas. The garden enjoys a sunny aspect and also includes an outside tap.



GARAGE

4.34m x 2.67m (14'3" x 8'9")



A brick built garage with twin timber doors and double glazed window.

DIRECTIONS

From the Agents Mold Office continue along Chester Street to the roundabout and turn right on to Chester Road. At the main roundabout take the second exit sign posted Mynydd Isa / Buckley. Continue some short distance taking the third turning left onto Chambers Lane and then right into Ffordd Offa. Bryn Road is the first turning on the left whereupon the property will be located after a short distance on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band D

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.

DW/SC