



Approximate total area[®]
799.63 ft²
74.29 m²

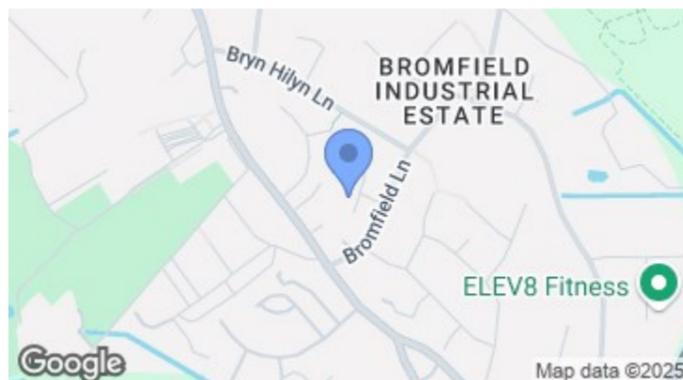


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	
(82 plus) A	84
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

6 Bromfield Close
Mold, Flintshire,
CH71JU

Offers In Excess Of
£185,000

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.

Charming Two-Bedroom Semi-Detached Bungalow in the Heart of Mold

Situated in the historic market town of Mold, this well-proportioned two-bedroom semi-detached bungalow offers comfortable living with ample parking, a conservatory, and a private rear garden.

The property briefly comprises two bedrooms, a spacious living room, a well-appointed kitchen, and a modern bathroom.

Externally, the home benefits from a driveway with space for three cars and a patio to the front, providing a welcoming entrance. The private rear garden offers additional outdoor space, perfect for relaxation or entertaining.

This delightful bungalow is an ideal opportunity for those seeking a well-located home with excellent amenities nearby.

Early viewing is highly recommended!



Location

Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

Hallway

2.96 x 1.33 (9'8" x 4'4")



Upon entering through a white UPVC door with glass panels, you are welcomed into a bright entrance hallway with white tiled flooring and a radiator.

Living Room

3.56 x 4.53 (11'8" x 14'10")



The spacious living room features wood-effect flooring, an electric fireplace with a marble hearth and wooden surround, a large double-glazed front window, and a radiator, creating a warm and inviting space.

Bedroom 1

2.98 x 4.63 (9'9" x 15'2")



The master bedroom boasts wood-effect flooring, a ceiling fan light fixture, a double radiator, and a large double-glazed window overlooking the rear garden.

Bedroom 2

2.67 x 2.90 (8'9" x 9'6")



The second bedroom also benefits from wood-effect flooring, a radiator, and a front-facing window, making it ideal as a guest room or home office.

Shower room

1.64 x 1.97 (5'4" x 6'5")



The modern wet room is fitted with a WC, sink, electric shower, and blue tiled walls, complemented by a frosted double-glazed window and a ventilation system.

Kitchen

3.28 x 3.50 (10'9" x 11'5")



The kitchen is equipped with cream base and wall units, green tiled walls, wood-effect countertops, and a white tiled splashback. There is space for a cooker and washing machine, as well as a Worcester oil boiler and a cupboard housing the water tank.

**Conservatory**

3.02 x 1.80 (9'10" x 5'10")



A window and glass door lead into the UPVC conservatory, which features wood

flooring and provides access to the rear garden.

Garage

5.13 x 2.46 (16'9" x 8'0")

Garden

Externally, the private rear garden offers a patio area, a garden shed, and a single garage, providing ample storage and outdoor space. Additionally, the property benefits from a boarded attic for extra storage.

Tenure

Understood to be Freehold.

Council Tax Band

Flintshire County Council - Tax Band D.

Directions

From the Agent's Mold Office proceed along Wrexham Street, passing the Alun High School on the right hand side and take the left hand turning thereafter onto Bromfield Lane. Bromfield Close will then be found after a short distance on the left hand side. Proceed into the cul-de-sac and bear left whereupon the property will be found set back on the right hand side off the private drive.

Anti Money Laundry Regulation

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.

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
David.adams@cavendishrentals.co.uk

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.

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.