

28 Park Avenue, Mynydd Isa, Mold, Flintshire, CH7 6XS

Floor 0

Floor 2

Approximate total area¹⁸

1183.17 ft²
109.92 m²

Reduced headroom

16.22 ft²
1.51 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



28 Park Avenue

Mynydd Isa, Mold, Flintshire

CH7 6XS

Price

£285,000

Discover modern family living in this beautifully presented three-bedroom detached home located in the popular village of Mynydd Isa. This stylish property offers an inviting open-plan kitchen and living/dining area, a contemporary shower room, and a modern family bathroom. Outside, you'll find an attached garage with electric lights, a block-paved driveway with additional parking, and a charming rear garden with a patio, raised flowerbeds, and a dedicated seating area. With quality finishes and practical features throughout, this home perfectly blends contemporary design with everyday functionality. Viewing is highly recommended to appreciate all it has to offer.

LOCATION



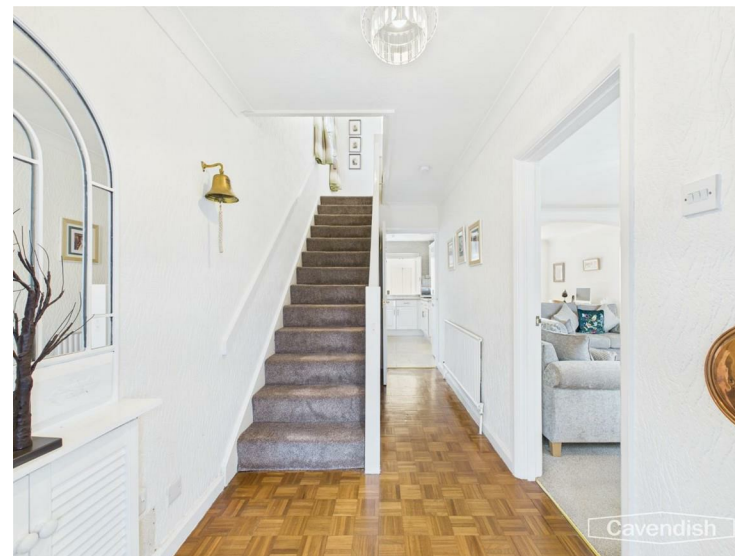
Mynydd Isa is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. There is small range of shops in the village serving daily needs, including a Sainsbury mini supermarket.

ACCOMMODATION COMPRISES:

Discover modern living in the popular village of Mynydd Isa with this beautifully presented three-bedroom detached home. Offering a blend of contemporary design and practical features, this property is perfect for family living.

HALLWAY

4.90 x 1.78 (16'0" x 5'10")



Enter through a white UPVC door into a bright entrance hallway with wood flooring. This space features a radiator, stylish light pendants, and convenient storage under the stairs, which leads into the gallery area. The ground floor also includes a modern WC and a utility cupboard fitted with a grey worktop. A Worcester Boiler is conveniently located under the stairs.

KITCHEN

3.31 x 2.50 (10'10" x 8'2")



The contemporary kitchen features vinyl flooring, white units paired with grey worktops, an electric oven, and a stainless

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TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

DIRECTIONS

From the Cavendish Mold Office, head east along High Street/B5444 toward Daniel Owen Precinct. Turn Right: After approximately 0.2 miles, turn right onto King Street/B5444. Join A5119: At the next roundabout, take the 2nd exit onto A5119 and continue for about 1 mile. Turn onto Mynydd Isa Road: Look for signs for Mynydd Isa and turn left onto Mynydd Isa Road. Continue on this road for roughly 2 miles. Arrive at Park Avenue: When you reach the junction with Park Avenue, turn right. Continue along Park Avenue for about 0.3 miles; 28 Park Avenue will be on your left.

Agents Notes

*No onward chain.

*Double glazed.

*Gas central heating

AML

Anti Money Laundry 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

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.

INVESTORS 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

VIEWINGS

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

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

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steel sink. A UPVC window overlooks the side of the property, strip lighting and a service hatch allows easy entertaining.

LIVING ROOM

7.49 x 3.40 (24'6" x 11'1")

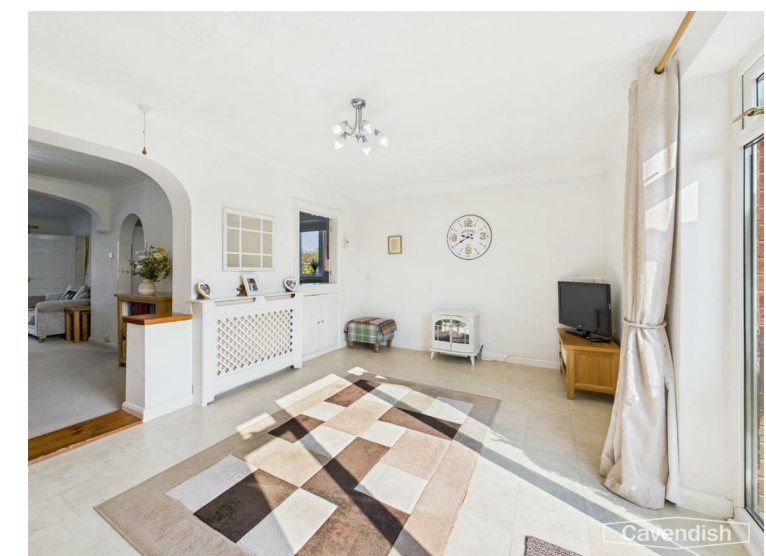


The adjacent open-plan living and dining area is carpeted and flooded with natural light from a front-facing UPVC window. This space is enhanced by a cozy electric fireplace, and direct access to the kitchen and dining area is provided via matching vinyl flooring, with additional access to the rear through a window and door.



DINING ROOM

3.38 x 4.55 (11'1" x 14'11")



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DOWNSTAIRS SHOWER ROOM

1.91 x 1.35 (6'3" x 4'5")



The convenient shower room on the ground floor is finished in terracotta tiles on the floor with cream-tiled walls. It features a marble-effect shower unit with an electric shower, a frosted window for privacy, modern white fittings including a basin, and a well-designed storage cabinet, all complemented by effective ventilation.

LANDING

2.71 x 2.53 (8'10" x 8'3")



The carpeted stairs lead to a bright landing with a side window, offering access to the well-proportioned bedrooms and the family bathroom.

BEDROOM 1

3.71 x 2.98 (12'2" x 9'9")



A generous double bedroom with engineered flooring, built-in bedside cabinets, ample storage wardrobes, a large double-glazed UPVC window overlooking the front, a radiator, and a stylish light pendant.

BEDROOM 2

3.64 x 2.70 (11'11" x 8'10")



A good-sized double bedroom featuring wood flooring, a radiator, and a built-in storage cupboard.

BEDROOM 3

1.89 x 2.21 (6'2" x 7'3")



A flexible space, ideal as a single bedroom or home office, with quality finishes and plenty of natural light.

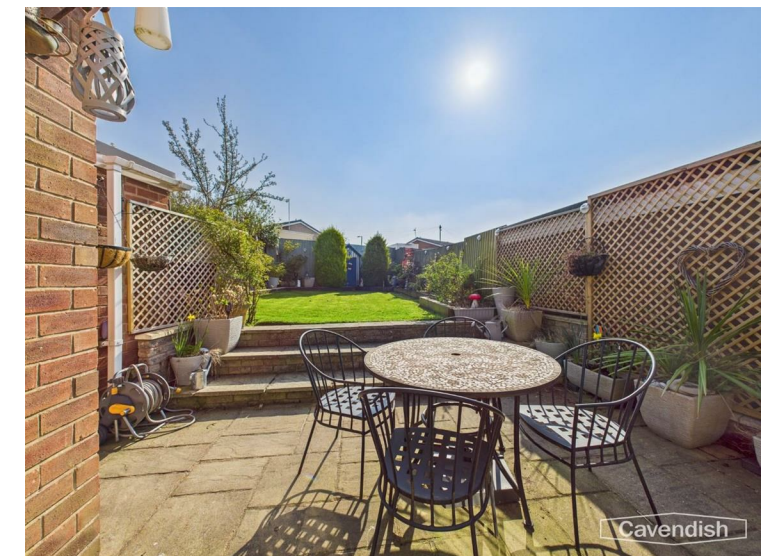
BATHROOM

1.89 x 2.50 (6'2" x 8'2")



The modern family bathroom is finished with white flooring and units paired with contrasting black worktops. It includes a white sink with storage, WC, mirror, and medicine cabinet, along with a silver radiator. Two frosted windows ensure ample light, and the electric shower over the bath completes this contemporary space.

EXTERNALLY



The property benefits from an attached garage featuring electric lights, plumbing, and double UPVC doors leading to the garden, along with an up-and-over garage door. At the front, a block-paved driveway accommodates parking for two cars, while a brick side driveway provides additional parking space and attractive flowerbeds. The rear garden boasts a welcoming patio with steps leading up to a lawn, raised flowerbeds, substantial borders, and a dedicated seating area for outdoor enjoyment.

