

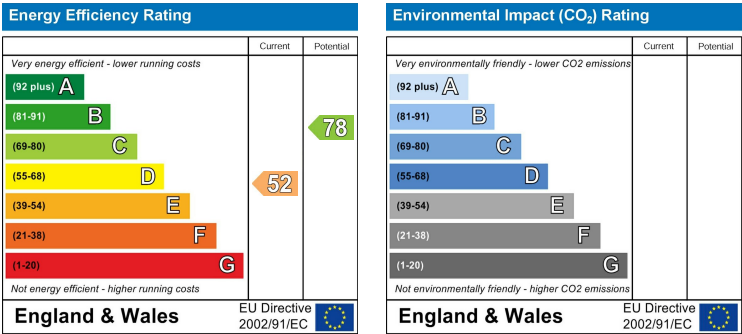
10 Leete Avenue, Rhydymwyn, Mold, CH7 5HG

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



10 Leete Avenue

Rhydymwyn, Mold,
CH7 5HG

Price
£210,000

*TRADITIONAL 3 BEDROOM SEMI *LARGE WELL MAINTAINED GARDENS *OFF ROAD PARKING*
NO ONWARD CHAIN

Standing in large gardens to the head of this established village cul-de-sac, a recently updated three bedroom semi-detached house with off road parking, double glazing and oil fired central heating. Affording ideal accommodation for a first time buyer or young family with new internal doors, a modern bathroom, new kitchen units and work tops, redecoration throughout and new fitted carpets. In brief comprising: reception hall with turned staircase, lounge, kitchen, rear porch with adjoining cloakroom/wc, first floor landing, three good sized bedrooms and modern bathroom with three piece suite. Driveway parking to the front and large lawned gardens to the rear with two useful brick stores.

LOCATION



The property is located within this established cul-de-sac of similar properties to the centre of Rhydymwyn village which has a local garage and shop serving daily needs. The village is conveniently placed on the A541 Denbigh road some two and a half miles from Mold and is surrounded by beautiful rolling countryside with country walks alongside the River Alyn and Nature Reserve nearby. Mold provides a comprehensive range of shopping facilities catering for most daily needs, major banks, public library and schools for all ages.

THE ACCOMMODATION COMPRISES:

New UPVC double glazed panelled door to:

ENTRANCE HALLWAY

0.98 x 3.30 (3'2" x 10'9")



Turned staircase to the first floor with storage cupboard beneath with light and double glazed window with frosted glass. Laminate wood effect flooring, double panelled radiator, coat hooks, electricity meter cupboard and new white panelled interior doors.

LIVING ROOM

3.31m x 5.19m (10'10" x 17'0")



A dual aspect room with views over the garden, Carpeted light pendant tv aerial point and double panelled radiator.

KITCHEN

3.15 x 4.70 (10'4" x 15'5")



Recently fitted range of grey fronted base and wall units with wood effect work tops, inset sink unit with mixer tap and tiled splashback. Worcester oil fired central heating boiler (understood to be installed in 2018), electric cooker, fitted cooker hood, wood effect vinyl floor covering, double panelled radiator and double glazed windows to the side and rear elevations. Internal UPVC double glazed door to the rear porch.



REAR PORCH

0.82 x 0.99 (2'8" x 3'2")

With double glazed exterior door.

CLOAKROOM W/C



Comprising low flush wc with double glazed window with frosted glass.

FIRST FLOOR LANDING

1.85 x 2.78 (6'0" x 9'1")



Double glazed window and new white panelled interior doors to all rooms landing carpeted.

BEDROOM 1

3.17 x 3.16 (10'4" x 10'4")



Double glazed window overlooking the rear garden and double panelled radiator.

BEDROOM 2

3.32 x 2.72 (10'10" x 8'11")



A double sized room with wood panelling, double glazed window to the rear and single panelled radiator.

BEDROOM 3

2.40 x 2.43 (7'10" x 7'11")



Double glazed window to the front and single panelled radiator.

FAMILY BATHROOM

2.22 x 1.51 (7'3" x 4'11")



Fitted with a modern white three piece suite comprising panelled bath with mixer shower tap and folding screen, pedestal wash basin and low flush wc. Part tiled walls, tiled floor, radiator and double glazed window with frosted glass.

OUTSIDE



Loose slate chip driveway to the front with concrete pathways, with metal gate leading to further slate parking area, panelled fencing and opening through to the side and rear garden.

GARDEN



To the rear is a large mature garden with informal lawned areas, flanked by established hedging to part and new low maintenance steel panelled fencing to the left hand boundary. Concrete pathways, outside tap, oil tank and useful brick outhouse divided into two stores, one with single glazed window.



TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Council Tax Band C.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street turning left at the roundabout. At the next roundabout take the third exit onto the A541 Denbigh road. Follow the road out of the town and after approximately two miles and on entering Rhydymwyn turn left directly opposite the garage into Leete Avenue. The property will then be found at the head of the cul de sac.

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.

PRIORITY 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.