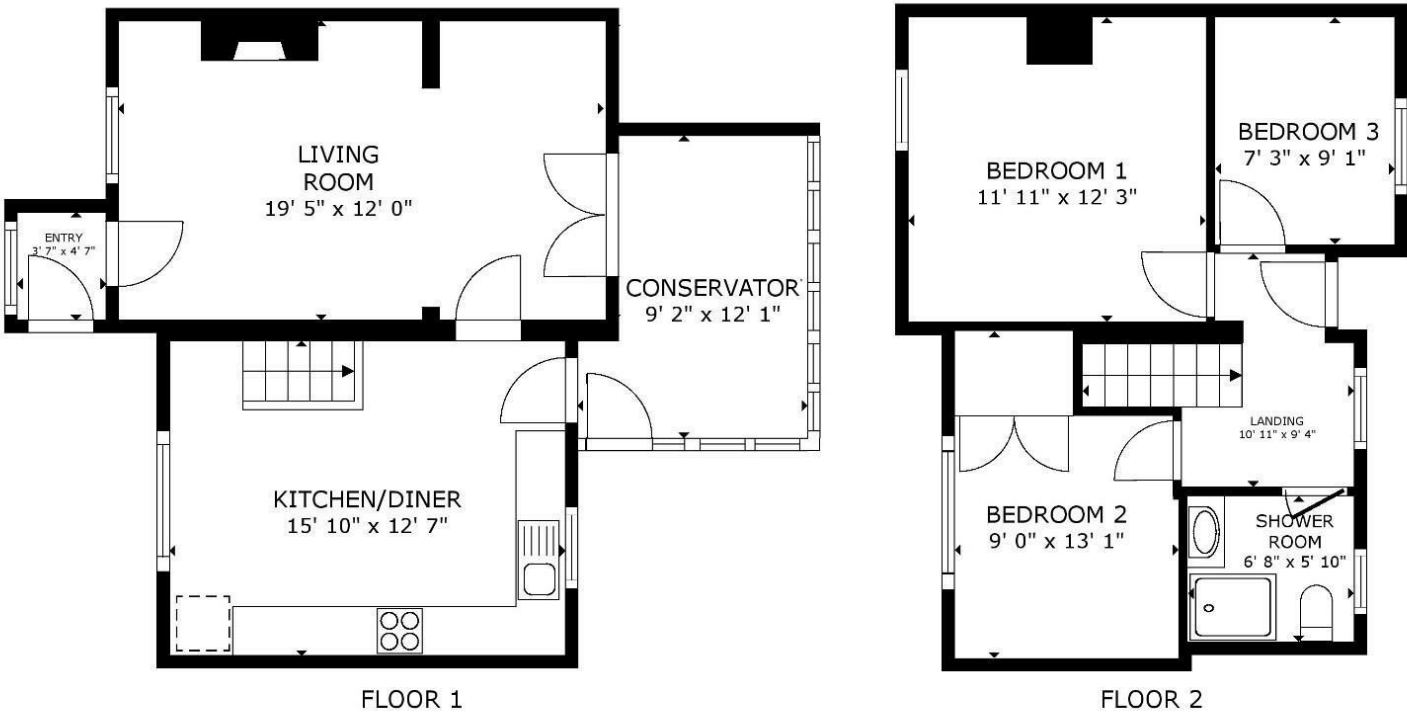


1 Hollands Terrace Wrexham Road, Pontblyddyn, Mold, Flintshire, CH7 4HJ



GROSS INTERNAL AREA  
FLOOR 1 569 sq.ft. FLOOR 2 439 sq.ft.  
TOTAL : 1,007 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**1 Hollands Terrace Wrexham Road**  
Pontblyddyn, Mold, Flintshire  
CH7 4HJ

**Price**  
**£325,000**

**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.

A DELIGHTFUL THREE BEDROOM END-TERRACED COTTAGE set within beautiful gardens with superb summerhouse/cabin overlooking the river Alyn. Greatly extended to provide deceptively spacious and immaculately presented living accommodation which has benefitted from a tasteful programme of refurbishment in recent years to include a modern fitted kitchen with range cooker and quartz worktops in 2024, a well appointed shower room, replacement uPVC double glazing and an updated gas fired central heating system with a new boiler in 2022. The gardens are a particular feature which include sweeping lawns with deep well stocked shrubbery borders, patio areas and a superb decked area to the lower part over looking the river, providing a truly magical setting and a haven for wildlife. In brief comprising: entrance porch, splendid living room with multi fuel stove, kitchen/diner with attractive range of units and oak herringbone flooring, conservatory, first floor landing, three good size bedrooms, including two doubles; and a modern well appointed shower room. Driveway parking for two cars, detached garage and extensive gardens to the rear. INSPECTION HIGHLY RECOMMENDED.



## LOCATION

Pontblyddyn is a small village standing on the A541 Wrexham to Mold Road and is ideally placed for those wishing to commute towards Wrexham, Chester and Deeside as the A55 Expressway is within a few minutes drive at Dobshell. Close-by amenities include a service garage with shop and a popular local inn.. The village also has a regular local bus service and Penyffordd railway station is about 1.5 miles away.

Mold - 3.5 miles Chester - 12 miles Wrexham - 8 miles

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Oak panelled front door to entrance porch. Double glazed window, feature exposed painted brick internal walls, tiled floor and glazed panelled internal door to living room.

### LIVING ROOM

5.94m x 3.66m overall (19'6" x 12' overall)



An attractive room with double glazed window to the front, recessed brick lined fireplace with stone hearth, oak beam and multi fuel stove, shelving to alcoves to either side of fireplace, coved ceiling, two traditional panelled radiators, electricity meter cupboard, TV aerial point and glazed twin doors leading through to the conservatory. Glazed inner door to kitchen/diner.



### KITCHEN/DINER

4.83m x 3.78m (15'10" x 12'5")



A well appointed kitchen/diner refitted in 2024 with an attractive range of deep blue Shaker style units with contrasting light toned marble effect quartz worktops with matching upstands and splashback. White Belfast style sink with brass Franke mixer tap, Rangemaster electric range cooker with stainless steel cooker hood above and integrated

## DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini-roundabout take the second exit onto Chester Road. On reaching the large roundabout on the outskirts of the town take the third exit towards Wrexham. Follow this road into Pontblyddyn whereupon the property will be found on the left hand side before the petrol station opposite. Parking is available in the layby on the left hand side just after the property.

## COUNCIL TAX

Flintshire County Council - Tax Band D

## TENURE

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.

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

DW/PMW





### SUMMERHOUSE

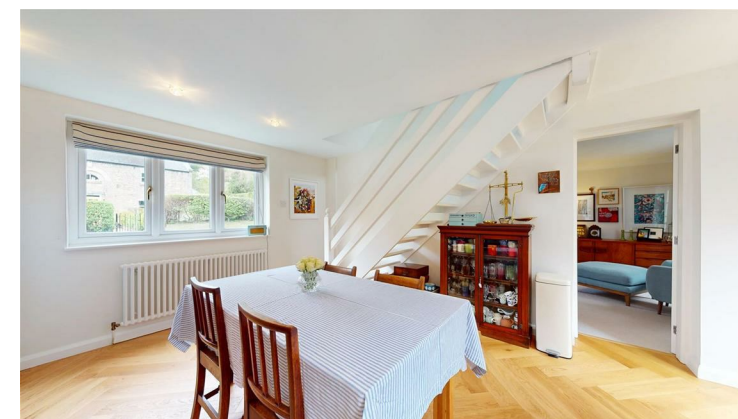
4.95m x 3.10m (16'3" x 10'2")



A superb timber framed/clad summerhouse with canopy and decking to the front comprising; twin outer doors, double glazed window, wood burning stove and internal store room.



dishwasher. Herringbone oak flooring, recessed ceiling lighting, double glazed windows to the front and rear aspects with pleasing views over the garden, traditional style radiator and open tread staircase to the first floor. Cupboard housing the Baxi gas fired central heating boiler,



### CONSERVATORY

3.56m x 2.18m (11'8" x 7'2")



Built on a low base with UPVC double glazed windows and matching exterior door to the garden, polycarbonate type roof covering, herringbone oak flooring, contemporary style tall radiator, wall light point and power points.



### FIRST FLOOR LANDING



Double glazed window overlooking the rear garden, radiator,



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loft access, built-in linen cupboard and traditional pine panelled interior doors to all rooms.

### BEDROOM ONE

3.71m x 3.66m (12'2" x 12')



A good size principal bedroom with double glazed window to the front, radiator and picture rail.



### BEDROOM TWO

2.95m x 2.69m (9'8" x 8'10")



A double size room with double glazed window to the front, built-in double wardrobe, radiator and picture rail.

### BEDROOM THREE

2.77m x 2.13m (9'1" x 7')



A single size room presently used as a home office. Double glazed window with views over the garden, telephone point and radiator.

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### SHOWER ROOM

2.03m x 2.01m (6'8" x 6'7")



A modern well appointed luxury shower room with attractive part tiled walls and feature tiled floor comprising walk-in shower with full length screens and twin headset shower, vanity wash basin with brass mixer tap and drawers beneath and low flush WC with concealed cistern. Recessed ceiling lighting, extractor fan, traditional style modern radiator and double glazed window with frosted glass.

### OUTSIDE



To the front is a concrete driveway providing off road parking for two cars as well as access to the detached garage. A gate from the drive leads through into the garden.

### FRONT GARDEN

Small front garden area with shrubbery borders, original brick walling to the frontage and pebbled pathway leading to the front door. Outside light and established wisteria to the front elevation.

### DETACHED GARAGE

6.58m x 2.82m (21'7" x 9'3")

Built in 2000, a brick built single garage with twin outer doors, side door, power and light installed, two single glazed windows, work bench.

### REAR GARDEN



A particular feature of the property is the delightful cottage style garden which includes sweeping lawns bounded by mature hedging and deep well stocked shrubbery borders. Immediately to the rear of the property is a paved patio area with outside security light and tap. The garden extends to the rear and borders onto the river Alyn where there is an extensive decked patio/entertaining area with pleasing views over the river and woodland. opposite.

