

17 Maes Y Twr, Mold, Flintshire, CH7 4DH

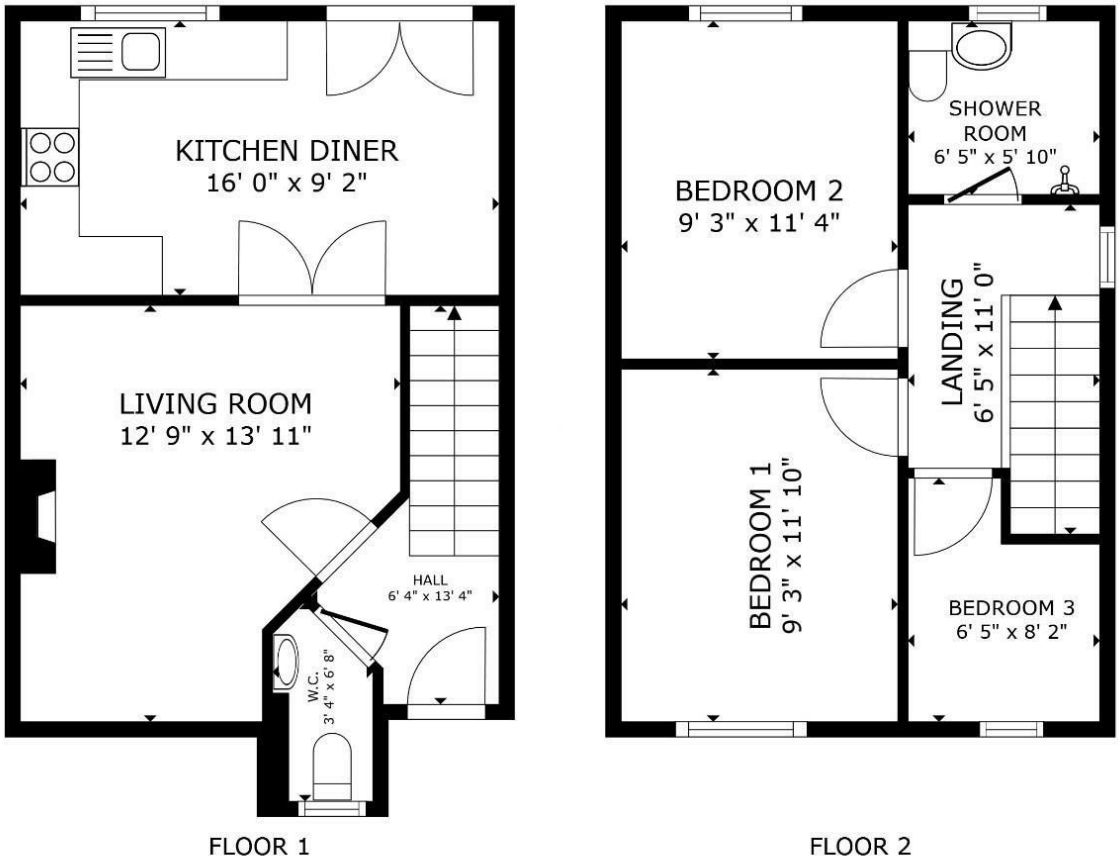
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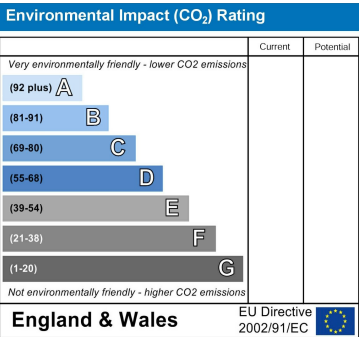
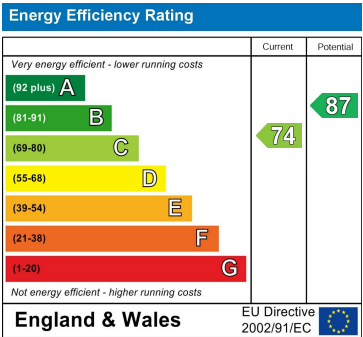
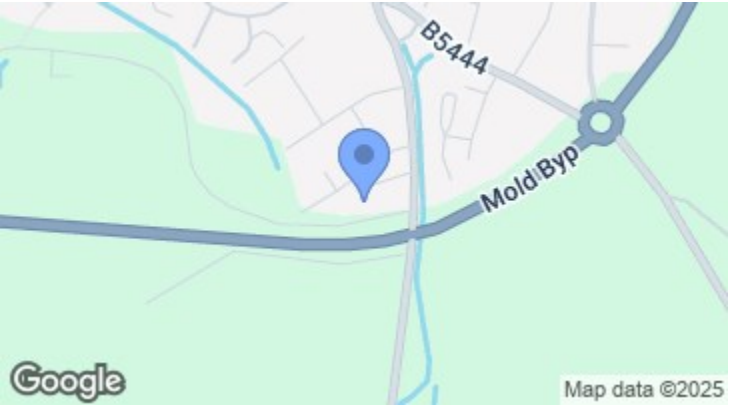
**Cavendish**  
**ESTATE AGENTS**

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GROSS INTERNAL AREA  
FLOOR 1 382 sq.ft. FLOOR 2 376 sq.ft.  
TOTAL : 758 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**



**17 Maes Y Twr**  
Mold, Flintshire,  
CH7 4DH

**Price**  
**£265,000**

**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.

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A MODERN THREE BEDROOMED DETACHED HOUSE WITH GOOD SIZED GARDEN, LOCATED TO THE HEAD OF THIS SMALL ESTABLISHED CUL-DE-SAC ON THE FRINGE OF MOLD TOWN CENTRE. Dating from 2006, the property provides well planned and tastefully appointed accommodation with wood-effect flooring, gas fired central heating and double glazing. whilst to the rear is a landscaped garden which is not directly overlooked. In brief comprising: covered front entrance, reception hall, cloakroom/WC, attractive living room with contemporary style electric fireplace, open plan kitchen/diner with a comprehensive range of units, integrated appliances and French doors to the garden, first floor landing, three bedrooms (two doubles) and a modern well appointed shower room. Brick paviour driveway and good size enclosed rear garden. Viewing recommended.



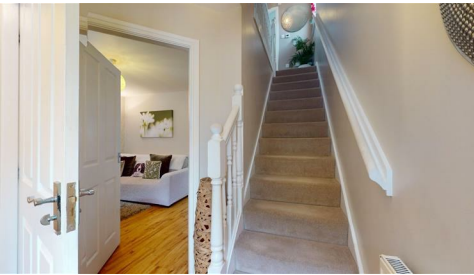
LOCATION

The property forms part of the popular Maes y Twr development located off the Nercwys road about a mile from Mold town centre. There is a small children's park within the cul-de-sac and schools for all ages are within walking distance. Mold town centre provides a comprehensive range of shopping facilities catering for most daily needs, as well as major banks and supermarkets. The area is also ideally placed for those wishing to commute to the larger centres of employment at Wrexham, Deeside and Chester.

THE ACCOMMODATION COMPRISES

Covered front entrance porch with light point and double glazed wood panelled front door to Reception Hall.

RECEPTION HALL



Staircase to the first floor, wood-effect flooring, radiator and white panelled interior doors.

CLOAKROOM/WC

1.93m x 0.84m (6'4" x 2'9")



Comprising low flush WC and wash hand basin with tiled splashback. Continuation of the wood-effect flooring, radiator and double glazed window.

LIVING ROOM

4.83m x 3.91m (15'10" x 12'10")



An attractive room with double glazed window to the front, continuation of the wood-effect flooring, modern cream electric fireplace, two wall light points, TV aerial point and radiator. Glazed twin doors open through to the Kitchen/Diner.



KITCHEN/DINER

4.85m x 2.74m (15'11" x 9')



An open plan room fitted with a comprehensive range of cream fronted base and wall units with light toned wood-effect worktops, inset sink unit with mixer tap and tiled splashback. Under cupboard lighting and range of integrated appliances comprising stainless steel 4-gas burner

hob with cooker hood above and electric single oven, fridge freezer and plumbing for washing machine. Cupboard housing the gas fired central heating boiler, double glazed window, continuation of the wood-effect flooring, radiator, deep understairs storage cupboard and double glazed French doors to the garden.



FIRST FLOOR LANDING



Double glazed window, loft access and white panelled interior doors to all rooms.

BEDROOM ONE

3.56m x 2.74m (11'8" x 9')



Double glazed window to the front, telephone point, TV aerial point and radiator.

BEDROOM TWO

3.35m x 2.77m (11' x 9'1")



Double size room with double glazed window to the rear and radiator.



BEDROOM THREE

2.24m x 2.01m (7'4" x 6'7")

Double glazed window to the front and radiator.

SHOWER ROOM

1.98m x 1.65m (6'6" x 5'5")



An updated shower room comprising a large walk-in shower with overhead shower and handset, wash hand basin with mixer tap and wood-effect cabinet beneath and WC with concealed cistern. Attractive part tiled walls with matching floor, ceiling light, extractor fan and double glazed window with frosted glass.

OUTSIDE

Drive to the front providing off-road parking. Gated access to the left leads through to the rear garden.

REAR GARDEN



To the rear is a good sized enclosed garden, not directly overlooked, with part loose slate, artificial grass and baked areas. Outside tap.



DIRECTIONS

From the Agent's Mold Office, proceed along Wrexham Street passing the Alun High School on the right hand side and take the right handed turning signposted for Nercwys thereafter. Maes y Twr will be found after a short distance on the right hand side. The property will be found at the head of the cul de sac on the left 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