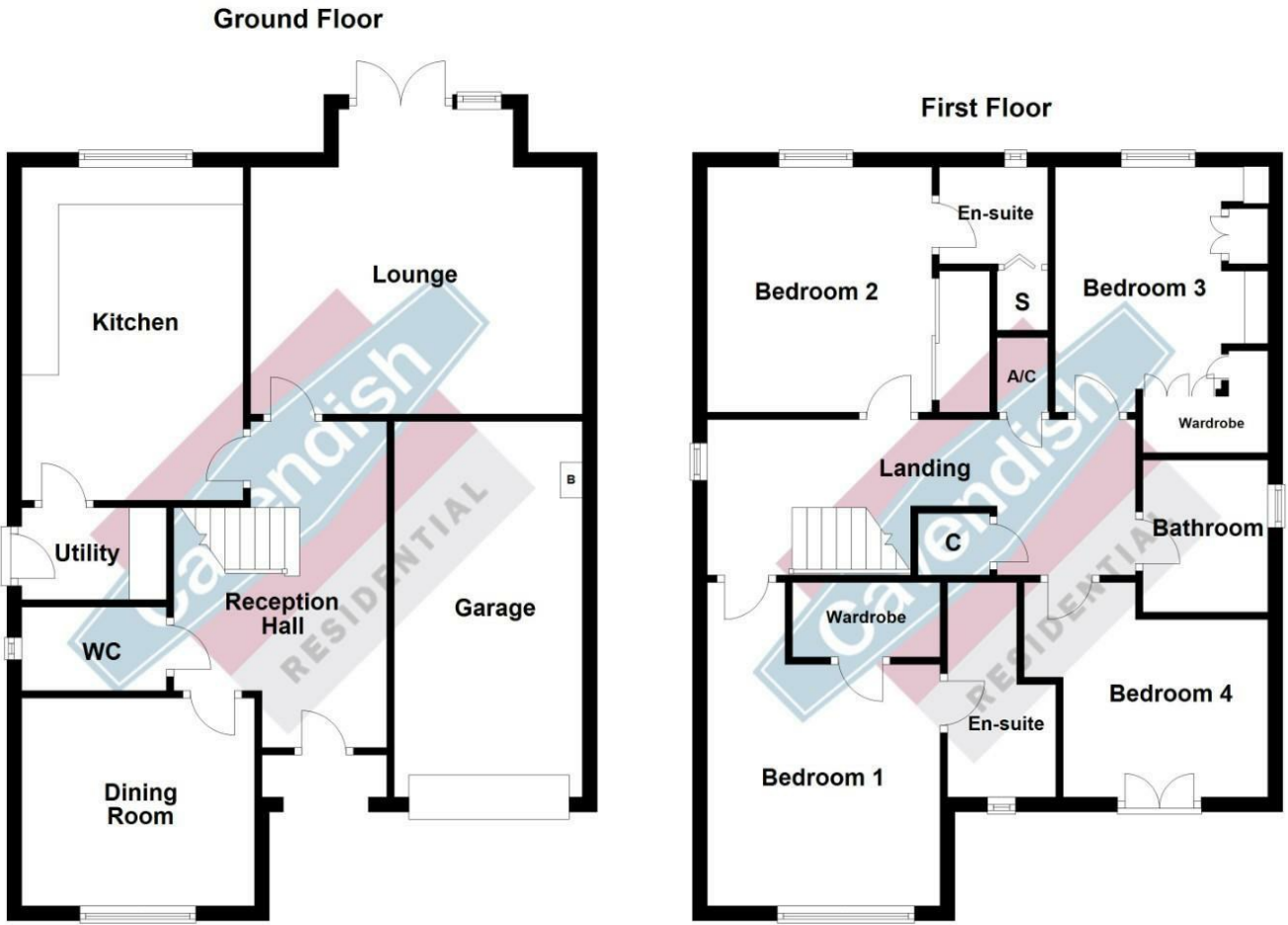


10 Ffordd Tywod, Mold, Flintshire, CH71FA



Cavendish
ESTATE AGENTS

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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10 Ffordd Tywod
Mold, Flintshire
CH71FA

Price
£390,000

*EXCELLENT MODERN 4 BEDROOM HOUSE *SOUGHT AFTER LOCATION *HIGH SPECIFICATION*

A highly appointed and attractively designed modern four bedroom detached house with two reception rooms, fully fitted kitchen and two en-suite shower rooms. Occupying an attractive corner position within this noted development on the periphery of Mold with private landscaped garden and superb Scandinavian barbeque hut. The accommodation is centred around a spacious reception hall and is presented to a high standard throughout and benefits from gas fired central heating and double glazing. In brief providing: reception hall, cloakroom/WC, dining room, attractive lounge with bay window and access to the garden, a well appointed kitchen with extensive range of integrated appliances, utility room, master bedroom with walk-in wardrobe and luxury en-suite, second bedroom with en-suite, two further bedrooms and family bathroom. Double width drive, integral garage and private landscaped rear garden with brook and barbeque hut with a central fire pit. INSPECTION HIGHLY RECOMMENDED.

LOCATION



Dating from 2015 the property is located to the upper part of Upper Bryn Coch, a noted residential area of the town, approximately a mile from the town centre and within walking distance of local schools for all ages. Mold provides a comprehensive range of shops and facilities catering for most daily needs, several popular restaurants, a twice-weekly street market, and schools for all ages. The town is also ideally placed for ease of access to the motorway network, and to the larger centres of employment at Deeside, Chester and Wrexham.

THE ACCOMMODATION COMPRISES:

A recessed front entrance with light and woodgrain effect double glazed panelled door to:

RECEPTION HALL

4.42m x 2.90m maximum (14'6" x 9'6" maximum)

A spacious reception hall with white spindle staircase to first floor, quality wood effect flooring, radiator, and white panelled interior doors to all rooms.

CLOAKROOM / WC

1.96m x 1.14m (6'5" x 3'9")



Fitted with white suite comprising low flush WC and pedestal wash basin with mixer tap and tiled splashback. Continuation of the quality wood effect flooring, radiator and double glazed window with frosted glass.

DINING ROOM

3.15m x 2.82m (10'4" x 9'3")



Presently used as a Sitting Room with double glazed window to the front with open aspect, TV aerial point and radiator.

SCANDINAVIAN BARBEQUE HUT

3.51m x 3.20m (11'6" x 10'6")



A superb hexagonal shaped Scandinavian barbeque hut ideal for all year round entertaining with cushioned seating, central firepit with chimney, lighting and power points.



COUNCIL TAX

Flintshire County Council - Band F.

TENURE

Freehold

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road, passing the park on the right-hand side, take the second left thereafter onto Bryn Coch Lane. Take the second right-handed turning after a short distance onto Upper Bryn Coch and follow the road to the top of the road and

bearing left into the new development known as Ffordd Tywod whereupon the property will be found after a short distance on the left-hand side.

AML

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. 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.

VIEWING

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

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

DCW / sb

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FAMILY BATHROOM

2.06m x 1.70m (6'9" x 5'7")



A well appointed bathroom with fitted wood-effect fronted cabinets comprising: panelled bath with mixer shower tap, semi-recessed wash basin with cabinets beneath and low flush WC with concealed cistern. Matching mirror fronted wall cupboards, tiled splashback, radiator, tile effect vinyl floor covering, extractor fan and double glazed window with frosted glass.

OUTSIDE



The property occupies an attractive corner position and is approached over double width tarmac drive providing parking for two cars and access to the integral garage.

FRONT GARDEN

A small artificial lawn to the front with established hedging, flagged pathway, outside light and gated access to either side of the property leading through to the rear garden.

GARAGE

5.08m x 2.54m (16'8" x 8'4")

With up and over door, power and light installed, and housing the gas fired central heating boiler.

REAR GARDEN



To the rear is a fully landscaped and private garden with extensive paved areas, brick walling and panelled fencing. To the rear is a shallow brook providing a delightful feature. Outside tap, security lighting, feature lighting and enclosed refuse area with garden store included in the sale.



LOUNGE

4.50m x 3.33m extending to 4.11m into bay (14'9" x 10'11" extending to 13'6" into bay)



An attractive room with a wide square bay window to the rear with French doors providing access to the garden. Further full-length tilt-and-turn window, contemporary stainless steel fireplace (available by separate negotiation) with raised hearth and log-effect fire grate, TV and telephone points and radiator.



KITCHEN / BREAKFAST ROOM

4.50m x 3.00m (14'9" x 9'10")



Well appointed with a quality range of cream woodgrain effect fronted base and wall units with contrasting light toned wood effect worktops with inset sink unit with preparation bowl, mixer tap and splashback. Range of integrated appliance comprising; touch control induction hob with matching stainless steel cooker hood above, electric oven, dishwasher and fridge/freezer. Quality woodgrain effect flooring, under stairs storage cupboard, recessed ceiling lighting, radiator and double glazed window overlooking the garden. Door to:



UTILITY

1.88m x 1.24m (6'2" x 4'1")

With matching worktop and wall cupboards to the kitchen, plumbing for washing machine and space for tumble dryer, wood

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effect flooring, radiator, extractor fan and double glazed exterior door.

FIRST FLOOR

LANDING



Double glazed window to the side elevation with frosted glass, access to boarded loft, radiator, deep built-in storage cupboard, large airing cupboard with pressurized hot water cylinder tank and white panelled interior doors to all rooms.

BEDROOM ONE

3.15m x 3.15m plus recess (10'4" x 10'4" plus recess)



Double glazed window to the front, TV aerial point, radiator, large walk-in wardrobe and door to en-suite.



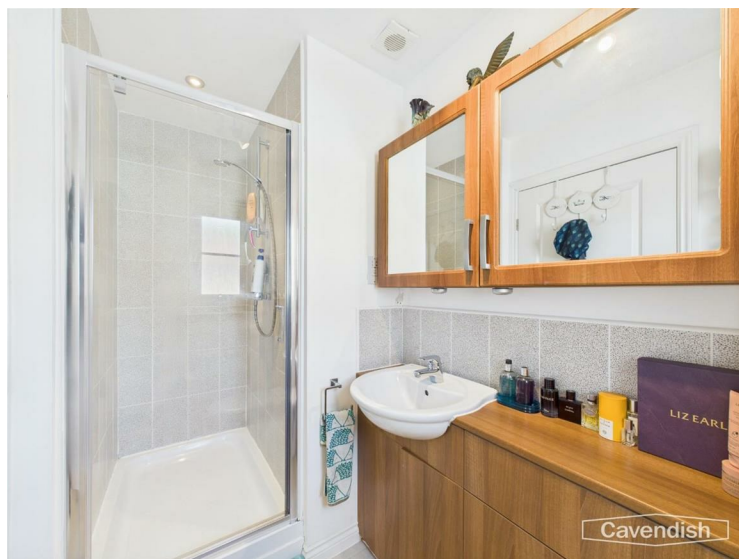
WALK-IN WARDROBE

2.01m x 1.04m (6'7" x 3'5")

With hanging rails and shelving.

EN-SUITE

2.74m maximum x 1.45m (9' maximum x 4'9")



A well appointed en-suite shower room with fitted cabinets comprising: a large walk-in shower with full-length glazed screen and mains shower valve, semi-recessed wash basin with wood effect cabinets beneath and low flush WC with concealed cistern. Matching mirrored wall cabinet. Shaver point, tiled splashback, extractor fan, radiator, double glazed window with frosted glass.

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BEDROOM TWO

3.40m x 3.07m (11'2" x 10'1")



A double size room with double glazed window to the rear, built-in wardrobe with mirrored sliding door fronts and radiator. Door to en-suite:

EN-SUITE

1.47m x 2.21m maximum (4'10" x 7'3" maximum)

A well appointed en-suite shower room with fitted cabinets comprising: a tiled shower enclosure with folding screen and mains shower valve, semi-recessed wash basin and mixer tap and wood-effect cabinet beneath, and low flush WC with concealed cistern. Tiled splashback, a tile effect vinyl floor covering, extractor fan and double glazed window with frosted glass.

BEDROOM THREE

3.40m x 2.84m overall (11'2" x 9'4" overall)



Double glazed window to the rear with modern range of fitted wardrobe units with woodgrain effect door fronts, central dressing table with mirror and desk. Radiator.

BEDROOM FOUR

2.77m x 2.41m plus recess (9'1" x 7'11" plus recess)



Presently used as a study with double glazed Juliet window to the front with balustrade and radiator.