



GROSS INTERNAL AREA  
FLOOR 1 481 sq.ft. FLOOR 2 332 sq.ft.  
TOTAL : 812 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.



# Cavendish

## ESTATE AGENTS

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**Matterport** -

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**67 New Street**

Mold, Flintshire,  
CH71NY

**Offers Over  
£130,000**

A DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACED COTTAGE WITH CONSERVATORY and long rectangular shaped garden occupying a convenient position within a short walk of Mold town centre and local amenities. Affording character accommodation with scope for updating whilst benefiting from a newly installed gas fired central heating boiler. In brief comprising open plan living room/kitchen/diner with beamed ceiling, feature fireplace and spiral staircase to the first floor, conservatory, first floor landing, bedroom one with en suite shower room, second bedroom and bathroom. Gas fired central heating, double glazing to part and good sized and enclosed garden. No onward chain.

**LOCATION**

Positioned along New Street, a designated Conservation Area, within 500 meters of the High Street with its excellent range of shops and amenities. Mold is situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. Popular primary and secondary schools and leisure facilities are readily available in the town as well as regular bus services.

**THE ACCOMMODATION COMPRISSES****FRONT ENTRANCE**

Hardwood panelled front door to;

**THROUGH LIVING ROOM/KITCHEN**

A spacious open plan room comprising:

**LIVING ROOM**

3.66m x 3.51m (12' x 11'6")



Double glazed leaded effect window to the front, recessed fireplace (blocked off) with raised tiled hearth, light wood effect laminate flooring, beamed ceiling, four wall light points, telephone point, gas and electric meters and two double panelled radiators. Opening to kitchen.

**KITCHEN/DINER**

5.03m x 3.51m (16'6" x 11'6")



Fitted with a range of white fronted base and wall units with light toned grey worktops with dividing peninsula/breakfast bar, tiled splashback, inset sink unit with mixer tap, glazed display cabinets, beamed ceiling, space for electric cooker and

fridge/freezer. Tiled floor, spiral staircase to the first floor, double panelled radiator, two wall light points, leaded effect internal

single glazed window and matching interior door leading to conservatory.

**CONSERVATORY**

3.28m x 3.23m (10'9" x 10'7")



Double glazed leaded effect windows with matching single glazed exterior door, tiled floor and pitched polycarbonate type roof covering.

**FIRST FLOOR LANDING**

Single glazed roof light and built in cupboard.

**BEDROOM ONE**

3.66m x 3.53m max (12' x 11'7" max)



Double glazed leaded effect window to the front, fitted wardrobe unit with sliding door fronts, laminate wood effect flooring, loft access and double panelled radiator.

**EN SUITE**

2.03m x 1.78m reducing to 0.81m (6'8" x 5'10" reducing to 2'8")



Comprising tiled shower enclosure, pedestal wash basin and WC, tiled walls and floor, radiator and double glazed roof light.

**BEDROOM TWO**

3.02m x 1.80m (9'11" x 5'11")



Single glazed leaded effect window to the rear, double panelled radiator and newly installed gas fired central heating boiler.

**BATHROOM**

2.21m x 1.52m (7'3" x 5')



Fitted with a coloured suite comprising corner bath, pedestal wash basin and WC, laminate flooring, part tiled walls, radiator and single glazed leaded effect window.

**EXTERNALLY**

A long rectangular shaped rear garden with stone walling to part and panelled fencing.

**AGENTS NOTES**

We understand a pedestrian right of access extends across the garden.

**DIRECTIONS**

From the agent's Mold office proceed along New Street whereupon the property will be found a short distance on the right hand side before the Ruthin Castle Inn.

**TENURE**

Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band B

**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/PMW**

Amended, ALW