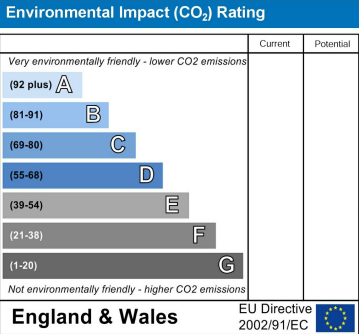
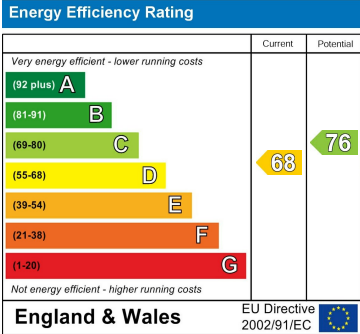
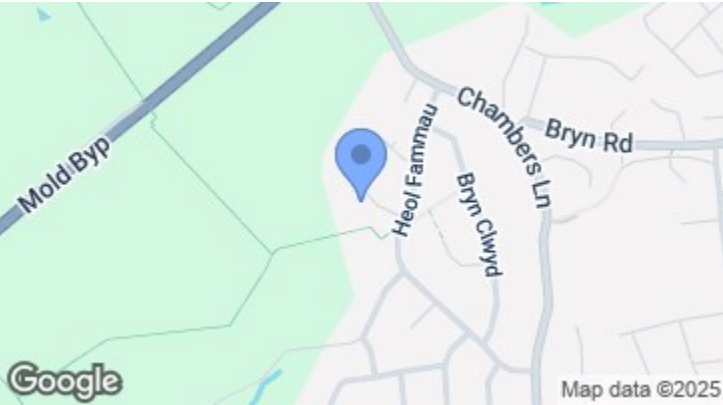
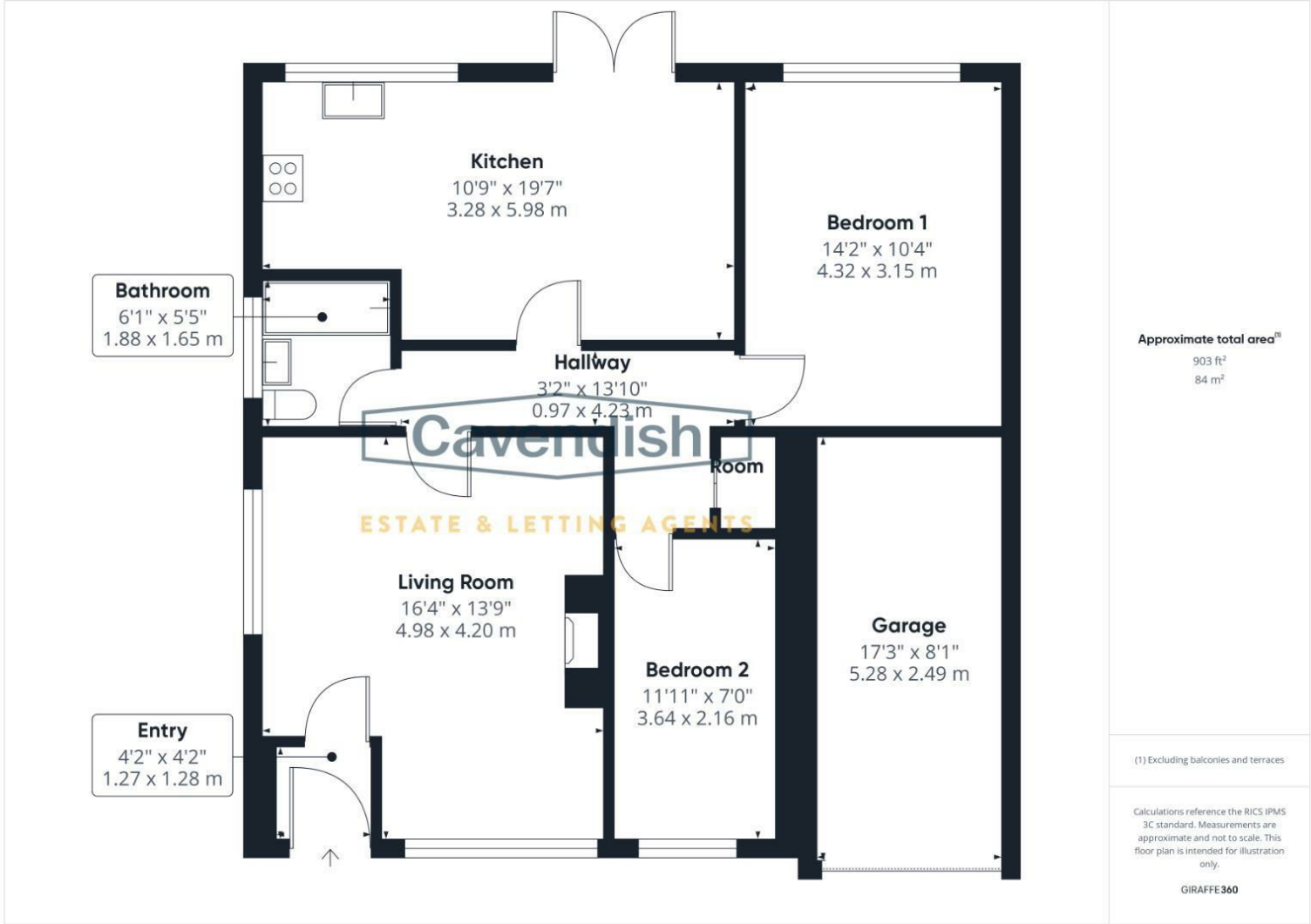


4 Erw Goed, Mynydd Isa, Mold, CH7 6YE



Cavendish

ESTATE AGENTS

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

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



4 Erw Goed
Mynydd Isa, Mold,
CH7 6YE

Offers Over
£240,000

Nestled in the popular village of Bryn y Baal, 4 Erw Goes is a charming two-bedroom detached bungalow offering light-filled living spaces, a stylish modern kitchen, and stunning views towards Moel Famau. The property features a spacious lounge with a wood-burning stove, two well-proportioned bedrooms, and a beautifully maintained rear garden with a patio and lawn ideal for outdoor entertaining. With driveway parking, an attached garage, and convenient access to local amenities and countryside walks, this delightful home perfectly blends comfort, practicality, and picturesque surroundings.

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.

Location

Set in the sought-after village of Bryn y Baal, 4 Erw Goes is a delightful two-bedroom detached bungalow offering comfortable living spaces, a generous garden, and far-reaching views over surrounding farmland and Moel Famau.

Entrance

1.27 x 1.28 (4'1" x 4'2")

Approached via a sloped paved driveway leading to the attached single garage, the property is framed by a neatly maintained lawned front garden with a step down to the black UPVC front door. Stepping inside, the entrance hallway is carpeted and fitted with a pendant light, creating a welcoming space ideal for coat storage.

Living Room

4.98 x 4.20 (16'4" x 13'9")



The living room is beautifully bright, thanks to a large double-glazed window overlooking the front garden and a second, smaller side window, allowing plenty of natural light to flood in. The room features soft carpeting underfoot and is anchored by a wood-burning stove set on black slate tiles, with a handsome wooden mantel above. Spotlights and a pendant light add ambient lighting, while a white radiator provides warmth.



Hallway

0.97 x 4.23 (3'2" x 13'10")



From the living room, a door leads into a hallway laid with attractive wood flooring. Here, there's access to the loft, spotlights overhead, and a radiator with a wooden cover for a stylish touch. Doors off the hallway lead to the remaining rooms.

Kitchen

3.26 x 5.58 (10'8" x 18'3")



The kitchen is a lovely hub of the home, finished with wood flooring and fitted with white painted shaker-style cabinets accented by stylish silver handles. A white sunken Belfast-style sink with an antique silver adjustable faucet sits beneath a double-glazed window overlooking the garden, while white tiled splashbacks add a crisp, clean look. Cooking facilities include a Hotpoint electric hob beneath a stainless steel and glass extractor hood, along with a matching Hotpoint oven and grill. There's ample space for a double American-style

fridge, as well as either a dining table or a cosy seating area. Modern spotlights and pendant lights over the bar seating area complete the stylish design. Double French doors open directly onto the rear patio and garden, perfect for seamless indoor-outdoor living.



Bathroom

1.58 x 1.65 (5'2" x 5'4")



The bathroom is tiled in soothing cream tones on both the walls and floor, and is equipped with a white suite comprising a WC, a hand basin, and a bath with a silver mixer tap and an overhead shower. There's also a frosted double-glazed window, a ventilation system, and spotlights to ensure a bright and practical space.

Bedroom 1

4.32 x 3.15 (14'2" x 10'4")



The master bedroom enjoys views over the rear garden and the beautiful backdrop of Moel Famau beyond. It features wood flooring, a large double-glazed window, a radiator, and plenty of space for furniture, creating a peaceful retreat for restful nights. A handy storage cupboard can be found in the hallway just outside.



Bedroom 2

3.54 x 2.16 (11'7" x 7'1")



The second bedroom is also a comfortable double, finished with wood flooring, a radiator, a pendant light, and a double-glazed window looking out to the front garden.

Garden



Outside, the rear garden offers a patio space ideal for entertaining, alongside a lawn bordered by fencing and boasting stunning views across open fields towards Moel Famau. There's a small gravel section with a charming pond on the right-hand side, fruit bushes, various shrubs, a wooden store for logs, and a garden shed for extra storage. Gated side access leads to the left-hand side of the property for added convenience.



Garage

5.28 x 2.49 (17'3" x 8'2")

The garage has a roll-top door and benefits from power and lighting, and it houses the Glow-worm gas-fired boiler, electrical meter, and fuse board.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

DIRECTIONS

Cavendish Estate Agents Mold 1 High St, Mold CH7 1AZ - Head south-east on High St/B5444 towards Chester St/A5119 - Turn left onto Chester St/A5119 - 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 - 0.5 mi - At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 - 0.6 mi - Turn left onto Chambers Ln - 0.4 mi - Turn left onto Heol Fammau - 0.2 mi - Turn left onto Erw Goed - Property will be on the left.

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.

MATERIAL INFORMANTION 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.

EXTRASERVICES

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 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

VIEWING

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

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