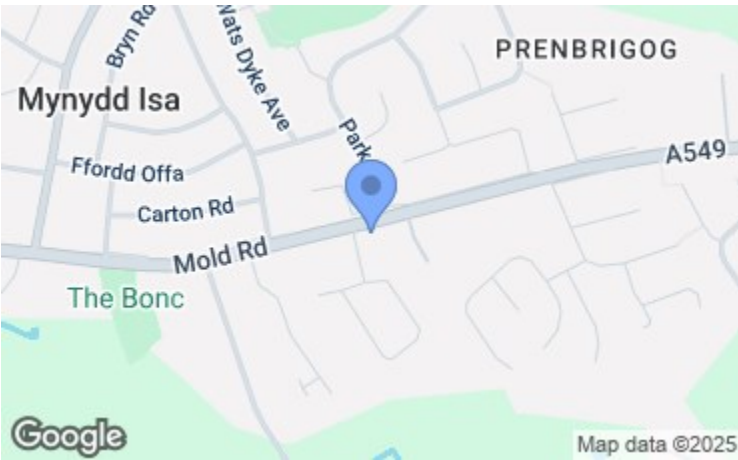



Paxholme, 36 Mold Road, Mynydd Isa, Mold, Flintshire, CH7 6TD



GIRAFFE360




Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		54	78
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**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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**Cavendish**

# ESTATE AGENTS

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**Paxholme, 36 Mold Road**  
Mynydd Isa, Mold, Flintshire  
CH7 6TD

**Price**  
**£230,000**

A spacious three-bedroom semi-detached 1930s home, ideally situated in the popular village of Mynydd Isa. Set behind a lawned front garden with established planting, the property offers a driveway with parking for several cars and a detached single garage.

Inside, the accommodation features a welcoming hallway, a generous open-plan living and dining room with a bay window and marble fireplace, and a bright kitchen with dual-aspect windows and a recently installed boiler. A conservatory provides additional living space, opening out onto a patio and well-kept rear garden.

Upstairs are three bedrooms, including two doubles with built-in storage, and a family bathroom with walk-in shower. While perfectly liveable, the home offers scope for modernisation, making it an excellent choice for first-time buyers, families, or investors.

Conveniently located close to Mold and local amenities, schools, parks, and transport links, this property is full of potential and charm.



## LOCATION

Located in the popular village of Mynydd Isa, this charming three-bedroom semi-detached 1930s home offers spacious accommodation and delightful outdoor areas, ideal for families or those seeking a property with excellent potential. Mynydd Isa is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. There is small range of shops in the village serving daily needs, including a Sainsbury mini supermarket.

## EXTERNAL



Approached via a paved driveway with parking for several cars, the property sits behind a lawned front garden bordered by established hedges, colourful planting, and an attractive Acer tree. A wrought iron gate opens onto the pavement, with a further wooden gate leading along the driveway to the detached single garage.

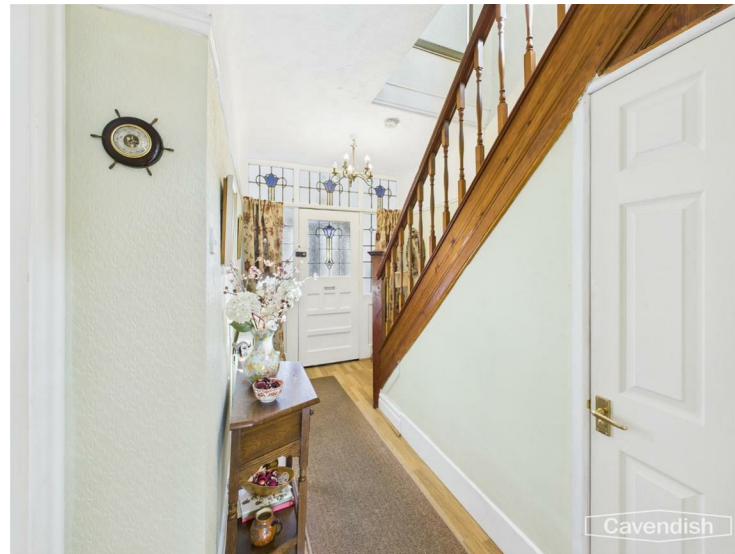
## ENTRANCE PORCH

2.21 x 1.31 (7'3" x 4'3")

Entrance to the property is through a UPVC door with windows, opening into a porch laid with elegant marble-effect tiled flooring.

## HALLWAY

1.21 x 3.86 (3'11" x 12'7")



A beautiful wooden door with a stained glass window and a hanging pendant light leads into the welcoming entrance hallway, which features wood flooring, a radiator, and stairs rising to the first floor, complete with a wooden balustrade and a sleek silver handrail. Beneath the stairs is a convenient downstairs WC. Doors from the hallway lead into the main living spaces and kitchen.

## LIVING ROOM

4.07 x 3.47 (13'4" x 11'4")



The open-plan living and dining room offers generous proportions and plenty of natural light. The living area is

Rd/A541 0.5 mi At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549

Sign posted Mynydd Isa and Buckley keep on the road drive past the Griffin Destination will be on the right 0.9 mi 36 Mold Rd Mynydd Isa, Mold CH7 6TD

## AML

Anti Money Laundry 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 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

## VIEWINGS

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

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



## GARAGE

2.82 x 5.23 (9'3" x 17'1")



Externally, the property boasts a low-maintenance rear garden with paved and lawned areas, established planted borders, and hedging to the rear for privacy. There's a further patio seating area, perfect for outdoor dining

## GARDEN



A single detached garage with an up-and-over door and power supply, plus a garden shed for extra storage. This much-loved home is perfectly liveable but would benefit from some updating, making it an ideal project for first-time buyers, growing families, or investors. With excellent proximity to Mold, local amenities, parks, schools, and

restaurants, 36 Mold Road offers a wonderful opportunity to create a beautiful family home in a highly sought-after village setting.



## TENURE

FREEHOLD

## COUNCIL TAX

FLINTSHIRE COUNTY COUNCIL - Tax Band D

## DIRECTIONS

Cavendish Estate Agents Mold 1 High St, Mold CH7 1AZ- Head north-east on Chester St/A5119 towards Tyddyn St 0.2 mi -At the roundabout, take the 3rd exit onto Chester

carpeted and centred around a white marble fireplace housing a gas fire, with an attractive bay window overlooking the front garden, elegant cornicing, a hanging light pendant, and a radiator.



## DINING ROOM

3.75 x 3.75 (12'3" x 12'3")



Wooden and glass panelled doors open into the adjoining dining area, where the red carpet continues and built-in cabinetry occupies the left-hand corner. The dining space also includes a white radiator and sliding French doors leading into the conservatory.

## DOWNSTAIRS W/C

0.78 x 1.40 (2'6" x 4'7")

## KITCHEN

2.39 x 4.89 (7'10" x 16'0")



The kitchen is finished with white tiled flooring and is fitted with white wall and base units complemented by grey marble-effect worktops. A Hotpoint standalone gas cooker sits beneath a white tiled splashback, and the room enjoys dual-aspect windows, one overlooking the driveway and the other providing views over the rear garden. The grey composite sink and drainer add a modern touch, and there is a radiator for warmth. The kitchen is lit by a mix of triple spotlights and additional spotlights over the second half of the room. The recently installed Ideal gas-fired boiler, fitted approximately six months ago, ensures efficient heating. A wooden and glass-paned door leads directly into the conservatory.



## CONSERVATORY

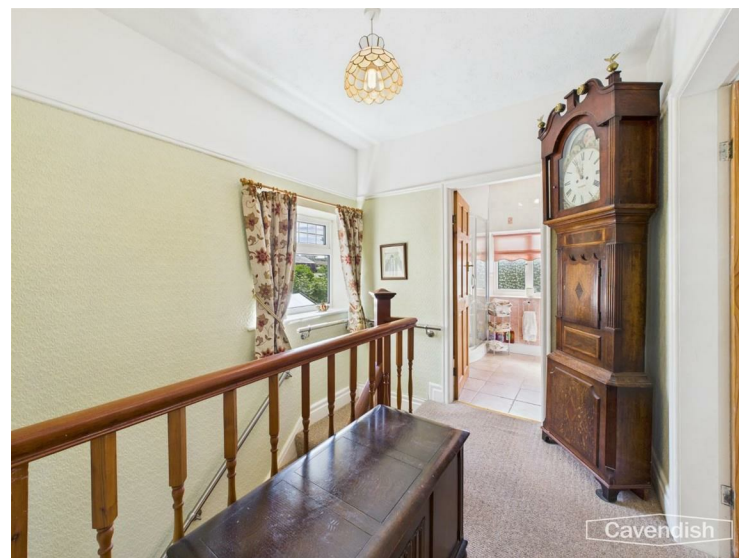
3.29 x 2.98 (10'9" x 9'9")



The conservatory provides additional living space, finished with white tiled flooring, a radiator, ceiling fan, and wall-mounted lights. Sliding doors open directly onto the patio area, seamlessly connecting the indoors with the garden.

## LANDING

1.60 x 2.70 (5'2" x 8'10")



Upstairs, the first-floor landing is carpeted and features a hanging light pendant and a window allowing natural light to flood the space. Doors lead off to the three bedrooms and family bathroom.

## BEDROOM 1

3.81 x 3.49 (12'5" x 11'5")



The primary bedroom is a spacious double with carpeted flooring, a bay-fronted double-glazed window, a radiator, and built-in wardrobes. An inset vanity area with a pine surround, a large mirror, and lights above offers a practical space for daily routines.

## BEDROOM 2

3.75 x 3.77 (12'3" x 12'4")



Bedroom two is also a good-sized double, bright and welcoming with carpeted flooring, built-in wardrobes with sliding doors, a white radiator, and a double-glazed window overlooking the rear garden.

## BEDROOM 3

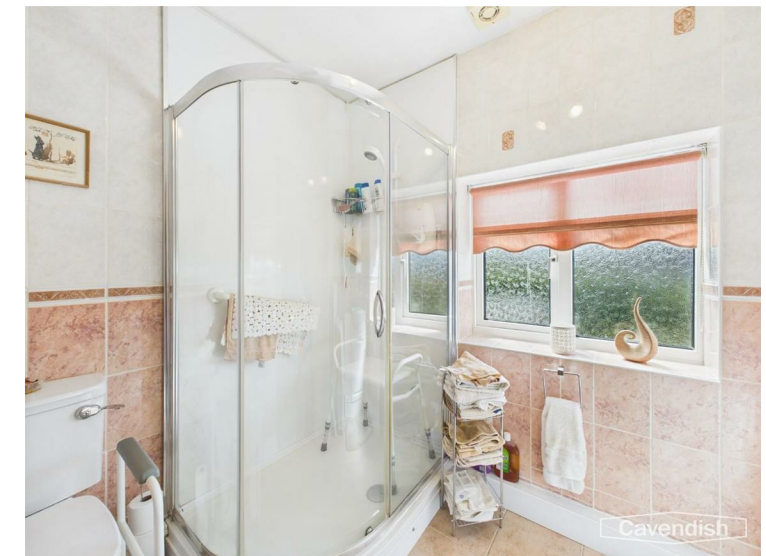
2.39 x 2.36 (7'10" x 7'8")



Bedroom three is a single room with carpeted flooring, a radiator, and a front-facing double-glazed window, making it ideal as a child's room, study, or hobby space.

## BATHROOM

2.42 x 2.02 (7'11" x 6'7")



The family bathroom, while in generally good order, offers an opportunity for modernisation and currently features pink tiled flooring and a combination of pink and white wall tiling. It includes a white standalone WC, a spacious double walk-in shower with an electric unit and white handrail, a white sink set into a vanity unit providing useful storage, a mirror with shelving above, a white radiator, and a double-glazed window with obscured glass. There's also a ventilation system, three-light ceiling fixture, loft access, and an airing cupboard behind white-painted wooden doors for additional storage.