

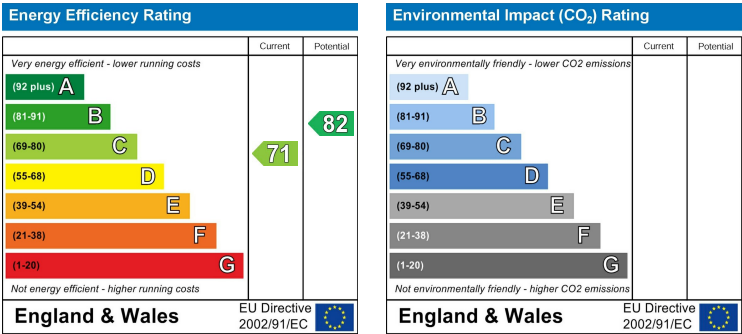
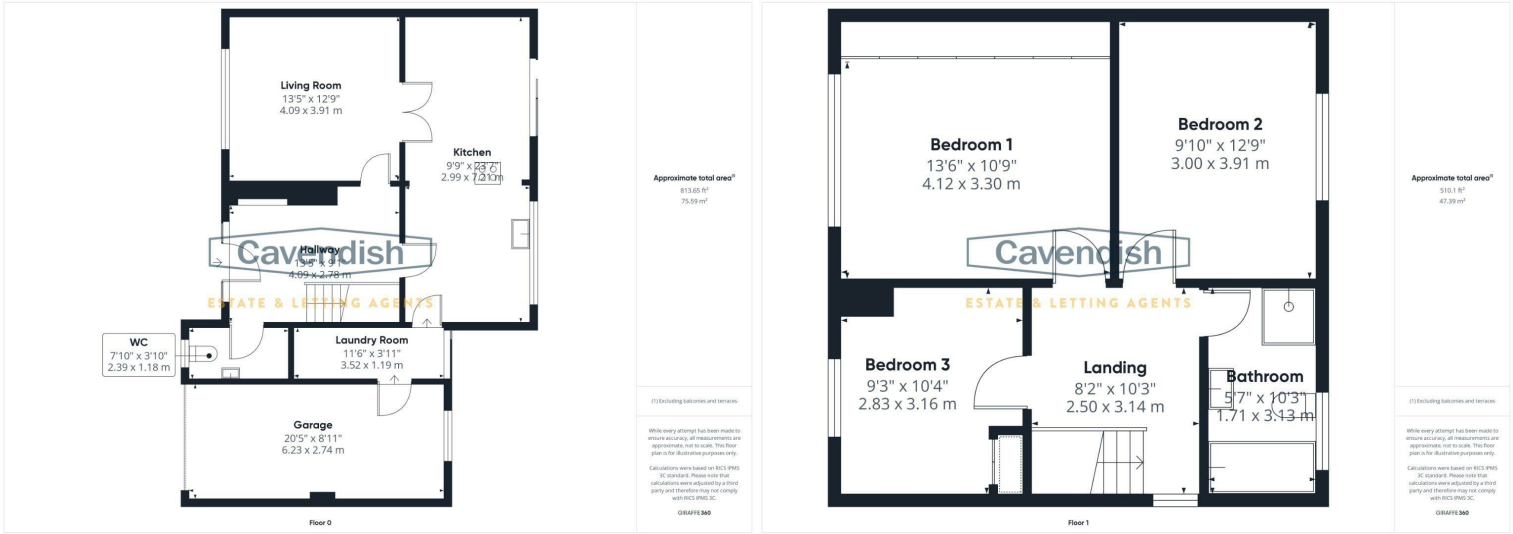
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17 Greenside
Mold,
CH7 1TN

Offers In Excess Of
£330,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Well-Presented Three-Bedroom Detached Home with Park Views

Situated in the charming market town of Mold, this fantastic three-bedroom detached property offers a perfect blend of space, style, and convenience. With attractive park views to the rear, a spacious layout, and modern finishes, this home is ideal for families and professionals alike.

The home briefly comprises a front and rear garden, driveway parking, an entrance hallway, a bright living room, a well-equipped kitchen, a utility room, a downstairs WC, and a garage. Upstairs, there are three well-sized bedrooms and a stylish family bathroom. The rear garden features a decked area and lawn with lovely park views, providing a peaceful outdoor space.

This well-presented detached home offers modern living in a sought-after location, making it a must-see property. Early viewings are highly recommended!

Location

The sale affords an opportunity to acquire a spacious three bedroom detached house located in this noted residential development, within walking distance of the town centre and town park. Mold town centre provides a comprehensive range of shops serving daily needs, major Banks, Post Office and Public Library. The town also has a popular twice weekly street market and several popular eating establishments and regional arts centre and production theatre, Theatr Clwyd. The A494 is within a short drive enabling ease of access to the A55 Expressway, Chester, Wrexham and motorway network beyond.

Hallway

4.09 x 2.78 (13'5" x 9'1")



The property features a driveway with parking for two cars and a well-maintained front lawn with hedges. Entry is via a white UPVC front door into a welcoming hallway with wood flooring, a carpeted staircase with a stylish glass and wood balustrade, and a convenient under-stair storage area. A downstairs WC is also located off the hallway.

Living room

4.09 x 3.91 (13'5" x 12'9")



The bright and airy living room boasts a white fireplace, a large front-facing window that fills the space with natural light, and silver pendant lighting.



Kitchen

2.99 x 7.21 (9'9" x 23'7")



Double doors lead into the modern kitchen and dining area, which features white units, a sink with a splashback overlooking the garden, and sliding UPVC doors opening onto the rear patio. The kitchen also includes a dishwasher, gas hob, separate oven and grill.



Dining area



Utility

3.52 x 1.19 (11'6" x 3'10")

Utility room with cream flooring, white tiled walls, additional storage, and plumbing for a washing machine. A white UPVC back door provides access to the garden, while another door leads to the garage, which benefits from power, an electric roll-top door, and frosted windows.

Landing

2.50 x 3.14 (8'2" x 10'3")



Upstairs, the landing leads to three well-sized bedrooms.

Bedroom 1

4.12 x 3.30 (13'6" x 10'9")



The primary bedroom is spacious, with a full wall of built-in wardrobes and large windows to the front

Bedroom 2

3.00 x 3.91 (9'10" x 12'9")



The second bedroom is a comfortable double, featuring a radiator and a rear window with lovely park views.

Bedroom 3

2.83 x 3.16 (9'3" x 10'4")



The third bedroom is a small double, complete with a front-facing window, a radiator, and a storage cupboard.

Family Bathroom

1.71 x 3.13 (5'7" x 10'3")



The family bathroom is stylishly finished with slate tiling, a rain showerhead, a white Jacuzzi bath, a WC, and a white sink with grey storage. A mirrored cabinet with spotlights sits above the sink, and a glazed window allows for natural light.



Garage

6.23 x 2.74 (20'5" x 8'11")

Garden



Externally, the rear garden is a fantastic space, featuring a decking area, a well-kept lawn, and uninterrupted views of the park, creating a peaceful and private setting. This well-presented detached home offers modern living in a sought-after location, making it a must-see property. Early viewings are highly recommended!

Viewing

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

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

Directions

From the agent's Mold office proceed up the High Street and through the traffic lights taking the left handed turning opposite St Marys Church onto Clayton Road. Follow the road down the hill and turn left immediately after the Bryn Gwalia School onto Greenside. Follow the road ahead whereupon the property will be located on the left hand side where greenside road bends to the right.

Tenure

Understood to be Freehold

Council Tax

Flintshire County Council - Tax Band F

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.

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.

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.