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Approximate total area<sup>®</sup>

1188 ft<sup>2</sup>


110.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			57
(39-54) <b>E</b>			
(21-38) <b>F</b>		34	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(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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**Fishermans Lodge Bryn Sion Hill**  
Afonwen, Mold,  
CH7 5UL

**Price**  
**£300,000**

A charming three-bedroom cottage located in the semi-rural village of Afonwen, within easy reach of Caerwys and enjoying views towards the Clwydian Range. The property offers a wealth of character features, including exposed beams and a wood-burning stove, alongside modern comforts such as a well-fitted shaker-style kitchen and stylish family bathroom.

Accommodation briefly comprises: entrance hall, spacious dual-aspect living room, kitchen, dining/family room, downstairs WC, three good-sized bedrooms, and a four-piece family bathroom.

Externally, the home benefits from off-street parking opposite, along with a beautifully landscaped, multi-tiered garden to the rear, offering multiple patio seating areas, lawn, and a garden shed.

An ideal opportunity for buyers seeking a characterful home in a tranquil village setting, with excellent access to local amenities and road links.



## LOCATION



The property forms part of a small row of cottages set back off the Mold to Denbigh Road and has pleasing views over the surrounding fields and over the village towards Clwydian hills in the front. The area is noted for its scenic beauty. There are many public footpaths and bridal ways leading into the Clwydian hills and adjoining countryside. Whilst rurally situated, the A55 expressway is within three miles enabling easy access throughout the region whilst both Mold and Denbigh provide a good range of shopping facilities catering for daily needs. Set in the picturesque village of Afonwen, close to the popular village of Caerwys, Fisherman's Lodge offers a beautiful semi-rural lifestyle.

## EXTERNAL



The property benefits from off-street parking opposite, with further on-street parking available. The cottage is

approached beneath a wooden porch, with steps leading to a white UPVC front door.

## ENTRANCE HALLWAY

1.85 x 3.53 (6'0" x 11'6")



Upon entering, you are greeted by a welcoming hallway with wood flooring, a radiator with cover, hanging light pendant, and an alcove with space for coats. Carpeted stairs with a white balustrade rise to the first floor.

## LIVING ROOM

5.83 x 3.90 (19'1" x 12'9")



A warm and inviting dual-aspect reception space featuring exposed wood covered beam, wood flooring, two pendant light fittings, and two radiators. A wood-burning stove, set

Babell and leads to the village centre. Continue for some 150 yards and the property can be found on the left-hand side.





**TENURE**  
Freehold.

**COUNCIL TAX**  
Flintshire County Council - Tax band D

**AGENTS NOTES**  
LPG gas bottles no mains gas.  
Parking opposite the property is access to the visitors parking lot with spaces 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.

#### 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.

#### DIRECTIONS

From the agents Mold office, take the A541 St. Asaph Road proceeding through Rhydymwyn and Hendre. After some 9 miles and on reaching the crossroads to the centre of Afonwen, take the first right turning immediately before the main right turning to Caerwys. The minor road is signposted

on a hearth, provides a cosy focal point, while a useful understairs cupboard offers storage.



#### KITCHEN

3.94 x 3.00 (12'11" x 9'10")



The heart of the home – a charming kitchen fitted with shaker-style base and wall units painted in green with complementary wooden worktops and brass handles. Features include: Range Master cooker with five-ring gas hob, electric hot plates, two ovens and grill, Extractor fan with tiled splashback, Integrated fridge/freezer and dishwasher, White ceramic sink with brass adjustable mixer tap, Under-cabinet lighting, and Tiled flooring. A rear

UPVC door opens into a lean-to porch with tiled flooring and a further wooden door to the garden.



#### RECEPTION ROOM 2

3.44 x 2.84 (11'3" x 9'3")



A versatile reception area ideal as a dining room or family room, with wood flooring, a pendant light fitting, a radiator, dual-aspect windows, and French doors opening onto the rear patio.

#### DOWNSTAIRS W/C

1.34 x 1.25 (4'4" x 4'1")

Comprising a white WC, corner hand basin with tiled splashback, radiator, double-glazed window, and extractor.



## LANDING

1.97 x 2.23 (6'5" x 7'3")



The landing provides access to three bedrooms and the family bathroom, with a radiator, pendant lighting, airing cupboard housing the gas-fired boiler, and loft access.

## PRIMARY BEDROOM

3.66 x 4.14 (12'0" x 13'6")



A generous dual-aspect double with carpeted flooring, sloped ceilings, radiator, pendant light, and delightful countryside views.

## FAMILY BATHROOM

3.91 x 1.87 (12'9" x 6'1")



Stylishly appointed with wood-effect vinyl flooring and stone-coloured tiling. Comprising: Freestanding bathtub with silver mixer tap and handheld shower, Corner shower enclosure with rain shower and handheld attachment, White WC, hand basin with vanity storage, Radiator, heated towel rail, extractor fan, shaver point, and obscured glazed window.

## HALLWAY

3.52 x 0.88 (11'6" x 2'10")

## BEDROOM 2

3.42 x 2.86 (11'2" x 9'4")



Another spacious double bedroom with carpeted flooring, radiator, dual-aspect windows, sloped ceiling, and pendant light.

## BEDROOM 3

3.96 x 2.00 (12'11" x 6'6")



A comfortable double bedroom overlooking the garden, with carpeted flooring, radiator, pendant light, and a built-in storage cupboard.

## GARDEN



The beautifully landscaped, multi-level rear garden is designed for enjoyment and versatility. Directly from the dining room is a patio with seating area, leading to further terraced sections including gravel and lawn with raised beds, additional patios, a garden shed, and LPG gas bottle storage. A true gardener's retreat with ample space for entertaining or relaxing.

