

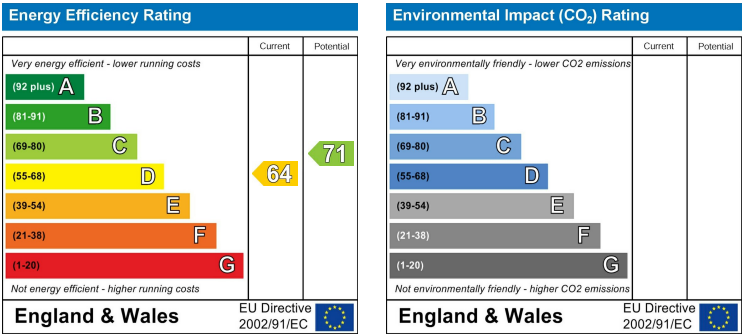
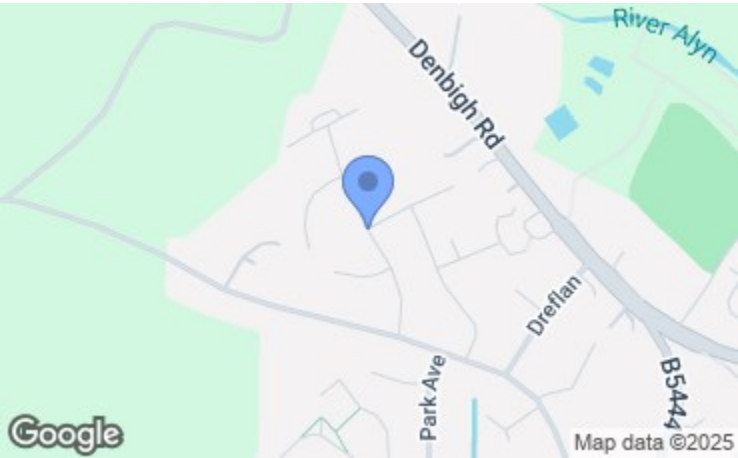
Bwthyn Mai, 14 Ffordd Pennant, Mold, Flintshire, CH71RR

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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.

Bwthyn Mai, 14 Ffordd Pennant

Mold, Flintshire
CH7 1RR

Price
£240,000

* SEMI-DETACHED DORMER STYLE PROPERTY * FLEXIBLE LAYOUT WITH TWO/THREE BEDROOMS. A two/three bedroom dormer style semi-detached property forming part of a popular residential area off Gwernaffield Road on the periphery of Mold. The accommodation briefly comprises: entrance hallway with useful built-in storage cupboard, cloakroom/WC, spacious living room with decorative fireplace and electric coal-effect fire, garden room with French doors to outside, fitted kitchen with a number of integrated appliances, separate dining room/bedroom three, first floor landing, bedroom one - a dual aspect room with windows overlooking the front and rear, with fitted wardrobes and airing cupboard, bedroom two and wet shower room. The property benefits from gas fired central heating and has UPVC double glazed windows. Externally, there is an easy to maintain paved garden at the front with shrubbery and a flagged driveway at the side which leads to a single brick built garage. To the rear there is an enclosed garden with two patio areas, lawn and shrubbery.

LOCATION

The property forms part of an established and popular residential area located on the outskirts of Mold approximately 3/4 of a mile from the town centre. Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham and beyond, and has a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



UPVC double glazed entrance door with double glazed side panel, ceiling light point, single radiator with thermostat, telephone point, UPVC double glazed window to side, built-in storage cupboard with fitted shelving and hanging for cloaks, and staircase to the first floor. Doors to the living room, dining room/bedroom three and downstairs WC.



DOWNSTAIRS WC

1.93m max x 1.30m (6'4" max x 4'3")

Comprising: low level dual-flush WC; and wall mounted wash hand basin with tiled splashback. Ceiling light point, single radiator with thermostat, tiled floor, and UPVC double glazed window with obscured glass.

LIVING ROOM



UPVC double glazed window overlooking the front, deep coved ceiling, two ceiling light points, double radiator, and decorative fireplace and hearth with electric coal effect fire.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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.

VIEWING

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

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

PS/PMW



DIRECTIONS

From the agent's Mold office proceed up the High Street and through the traffic lights. At the top of the road bear left onto Pwllglas. Follow the road to the junction and bear left onto the Gwernaffield Road and then second right into Ffordd Pennant. The property will then be found after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* Low maintenance UPVC fascia boards and soffits have been installed.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.



GARDEN ROOM

3.73m x 2.87m (12'3" x 9'5")



UPVC double glazed windows, UPVC double glazed door to outside, and part-vaulted ceiling with recessed LED ceiling spotlights.

KITCHEN

3.66m x 2.62m (12' x 8'7")



Fitted with a range of cream fronted base and wall level units incorporating drawers, cupboards, plate rack and shelving with laminated wood effect worktops. Wall tiling to work surface areas. Inset one and half bowl composite sink unit and drainer with stainless steel mixer tap. Fitted four-ring touch control ceramic hob with Stoves extractor above and built-in Stoves electric fan assisted oven and grill. Integrated Bosch washing machine, Stoves dishwasher and freezer. Wall cupboard housing a Worcester Greenstar RI condensing gas fired central heating boiler, recessed LED ceiling spotlights, under-cupboard spotlighting, tiled floor, central heating and hot water timer controls, useful built-in understairs storage cupboard with light, shelf, electric meter and consumer unit. UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

DINING ROOM/BEDROOM THREE

3.51m x 2.62m (11'6" x 8'7")



UPVC double glazed window to side, single radiator with thermostat, and ceiling light point.

FIRST FLOOR LANDING

1.98m x 1.85m (6'6" x 6'1")



Ceiling light point, and access to loft space with retractable aluminium ladder and light point. Doors to bedroom one, bedroom two and the wet shower room.

BEDROOM ONE

4.88m x 3.07m to front of wardrobes (16' x 10'1" to front of wardrobes)



Large dual-aspect bedroom fitted with a range of bedroom furniture incorporating two double wardrobes with storage cupboards above, open shelving, built-in airing cupboard housing the hot water cylinder with storage cupboard above, UPVC double glazed windows overlooking the front and rear, two ceiling light points, and single radiator.

BEDROOM TWO

2.64m x 2.41m (8'8" x 7'11")



UPVC double glazed window to side, ceiling light point, and single radiator.

WET SHOWER ROOM

1.96m x 1.65m (6'5" x 5'5")



Comprising: wet shower area with Triton thermostatic electric shower, fold-down seat, shower curtain and rail; low level dual-flush WC; and wall mounted wash hand basin. Wet flooring, wall tiling, double radiator with thermostat, ceiling light point, Vent-Axia extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a low maintenance paved garden with decorative stone, shrubbery and brick boundary wall. A flagged driveway at the side leads to a single brick built garage. External gas meter cupboard. A wooden gate

between the house and the garage provides access to the rear garden.



SINGLE GARAGE

5.18m x 2.57m (17' x 8'5")

Single brick built detached garage with up and over garage door, power and light, UPVC double glazed side window, and aluminium double glazed door to outside.

OUTSIDE REAR



To the rear there is a lawn garden, two flagged patio areas and shrubbery being enclosed by concrete sectional wooden panelled fencing. Outside water tap, and external LED sensor spotlight.