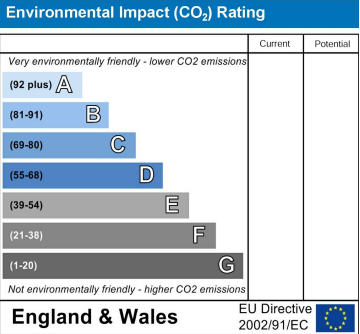
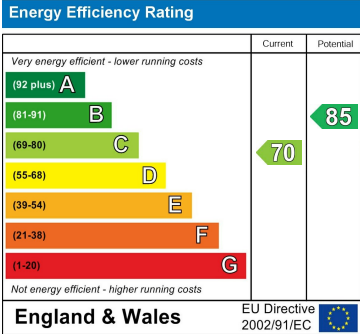
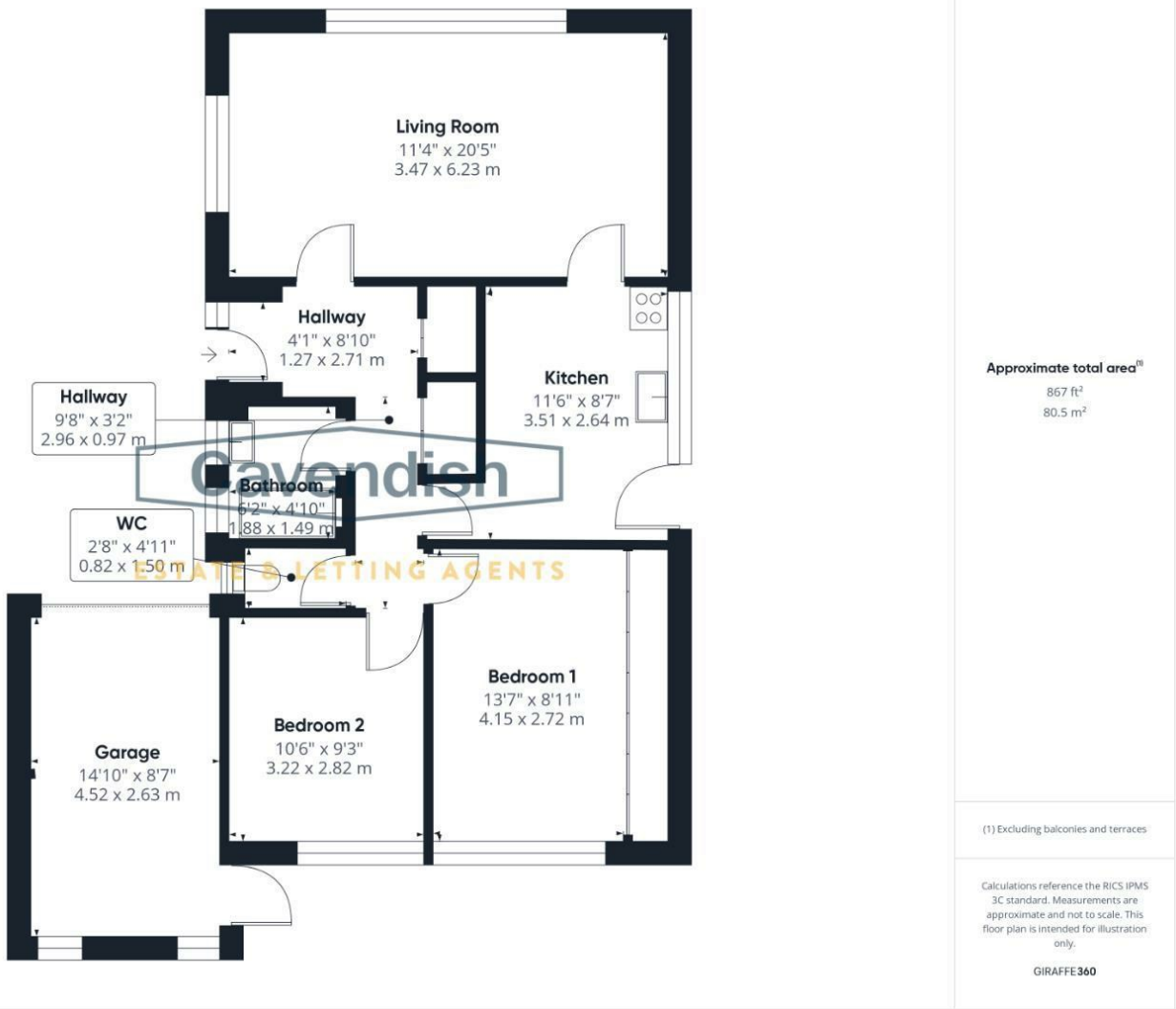


18 Ffordd Pennant, Mold, CH71RR



Cavendish

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18 Ffordd Pennant

Mold,  
CH71RR

Offers In Excess Of  
£220,000

**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.

A delightful two-bedroom detached bungalow set in a quiet and convenient position within walking distance from Mold town centre. This well-maintained home offers bright and versatile accommodation, including a spacious dual-aspect living room, a modern fitted kitchen, two comfortable double bedrooms, and a fully tiled bathroom with separate WC. Externally, the property benefits from a private rear garden, an attached single garage, and a generous driveway providing ample parking. With its peaceful setting, practical layout, and excellent proximity to local amenities, this appealing bungalow is ideal for downsizers, first-time buyers, or anyone seeking easy single-level living in a popular location.



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.

EXTERNAL



The property is set behind a neatly kept front lawn with a gravelled area providing additional parking. A tarmac driveway offers space for up to three cars and leads to a single attached garage. Side access brings you to the main entrance via a modern UPVC door, complemented by outdoor lighting, external power points, a car-charging point and an outdoor water tap.

ENTRANCE HALLWAY

1.27 x 2.71 (4'1" x 8'10")



Stepping inside, the welcoming hallway features smart wood flooring and an obscured UPVC front door. A radiator with a decorative cover, a second radiator, and a three-spot angled light fitting enhance the space. Two generous storage cupboards with shelving provide excellent everyday storage, while doors lead to the principal accommodation. Loft access is also available from the hallway.

LIVING ROOM

3.47 x 6.23 (11'4" x 20'5")



A glazed wooden door opens into a bright and spacious living room with wood flooring throughout. The room benefits from two radiators, a large

double-glazed window overlooking the front garden, and a further double window to the side, flooding the room with natural light. Additional features include coved ceilings with recessed spotlights, a white granite gas fireplace, multiple power points, and a second glazed door leading into the kitchen enhancing the flow of the property.



KITCHEN

3.51 x 2.64 (11'6" x 8'7")



The kitchen is both functional and inviting, fitted with black tile-effect vinyl flooring, white base units and contrasting wooden worktops. It includes an electric induction hob, stainless steel sink, cream tiled splashbacks and wooden shelving for added storage. A large double-glazed window overlooks the side of the property, and a glazed UPVC side door provides easy access outdoors. There is space for an under-counter fridge and freezer, plumbing for a washing machine, a white radiator, and two separate light pendants including a three-spot adjustable fitting.



HALLWAY

2.96 x 0.97 (9'8" x 3'2")



PRIAMRY BEDROOM

4.15 x 2.72 (13'7" x 8'11")



The spacious primary bedroom features wooden-effect flooring, a radiator, pendant lighting and a large rear-facing double-glazed window. Full-length fitted wardrobes with mirrored and obscured sliding doors provide superb storage. A relaxing room overlooking the tranquil garden.

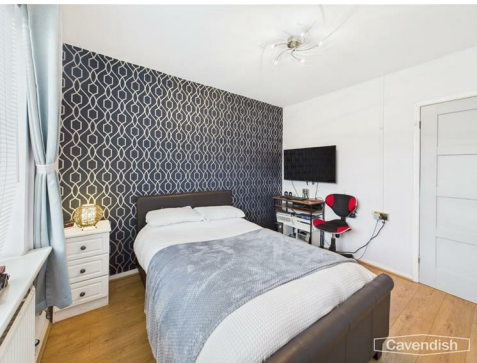


BEDROOM TWO

3.22 x 2.82 (10'6" x 9'3")



A good-sized double bedroom with wood flooring, radiator, power points and a large double-glazed window offering lovely views over the rear garden. A bright and peaceful room ideal as a guest room or home office.



BATHROOM

1.88 x 1.49 (6'2" x 4'10")



Fully tiled in neutral cream tones, the bathroom includes a panelled bath with electric shower over, built-in storage, LED ceiling spotlights, extractor fan, an obscured double-glazed window and a white washbasin. A chrome heated towel rail with a mirrored cabinet above completes the space.

W/C

0.82 x 1.50 (2'8" x 4'11")



Adjacent to the bathroom is a separate WC with cream tiled flooring, white toilet, tiled splashback, small radiator with shelf, and an obscured double-glazed window.

GARAGE

4.52 x 2.63 (14'9" x 8'7")

The attached single garage includes lighting, power points, single-glazed rear windows and an up-and-over front door as well as a side door for access from the garden. Ideal for storage or as a workspace.

GARDEN



The private rear garden is a wonderful retreat, not overlooked and perfect for relaxing or entertaining. It features a brick-paved patio, an additional concrete seating area, a gently tiered lawn and mature borders with conifers and established shrubs. Side access with a wooden gate leads back to the front of the property, and a water point is also available.



TENURE

Freehold

COUNCIL TAX

Flintshire County Council Tax Band D

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.

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 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.