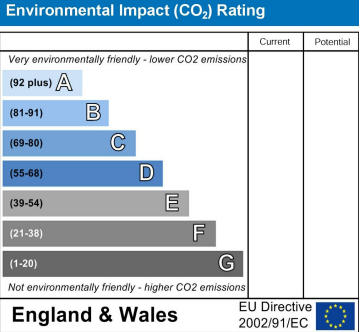
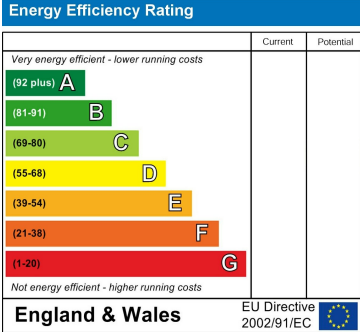


39 Ffordd Pentre, Mold, CH71UY



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39 Ffordd Pentre
Mold,
CH71UY

NEW
£260,000

***** NO CHAIN***** A well-presented and spacious three-bedroom detached bungalow located in a quiet, sought-after residential area within easy walking distance of Mold town centre. This attractive home features a private frontage with driveway parking for three cars, a linked detached garage, and a neatly kept front lawn. Inside, the property offers a bright living room, a well-equipped kitchen with dining space, a modern shower room, and three generous bedrooms, one with direct access to the rear garden, offering flexibility as a second reception room or home office.

The private rear garden is a standout feature, boasting mature trees, a lawn, paved seating areas, and excellent privacy with Ffordd Pentre Park just behind the property. Easy access to local amenities, and supermarkets,, 39 Ffordd Pentre provides an ideal opportunity for those seeking comfortable single-storey living in a peaceful yet convenient location.

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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LOCATION

The property is ideally positioned with convenient access to Mold town centre and local amenities, including supermarkets such as Tesco within walking distance. Offering comfortable living in a desirable location an excellent opportunity for buyers seeking a well-presented bungalow in a quiet yet accessible setting.

EXTERNAL



The exterior of the property showcases a traditional detached bungalow with a red brick facade and white cladding under a pitched roof. A wide block-paved driveway leads to a single garage with a side door, offering ample off-road parking there is gated access to the rear of the property. The front garden is neatly laid to lawn and bordered by fencing and hedging, providing a tidy and welcoming entrance.

ENTRANCE HALL
0.99 x 1.46 (3'2" x 4'9")

Entry to the bungalow is through a white uPVC front door with obscure double glazed panels, opening into a welcoming carpeted entrance hall with radiator, lighting, and access through to the main accommodation.

LIVING ROOM
4.05 x 5.50 (13'3" x 18'0")



To the right, the spacious living room enjoys a

large double-glazed window overlooking the front garden, filling the room with natural light. Features include a marble electric fireplace, coving to the ceiling, fitted carpet, radiator, and ample power points, creating a warm and inviting space.



KITCHEN
2.97 x 4.67 (9'8" x 15'3")



The kitchen offers practical tiled flooring and a range of wall and base units with granite worktops. Integrated appliances include a dishwasher, washing machine, fridge, and freezer. There is a four-point gas hob with electric oven and grill, extractor hood, cream composite Franke sink with mixer tap, tiled splashback, under-cabinet lighting, and ceiling spotlights. A double-glazed window overlooks the front garden, and there is ample space for a dining table and chairs. A white double glazed uPVC side entrance door with obscure glazing provides easy access to the driveway.

DINING AREA



HALLWAY
0.85 x 2.34 (2'9" x 7'8")

A second inner hallway provides access to the remaining rooms with loft access loft space is fully boarded.

BEDROOM 1
2.96 x 4.19 (9'8" x 13'8")



The principal bedroom is a generous double, carpeted throughout, offering a peaceful outlook over the rear garden. It includes two adjustable wall-mounted bedside lights, a central pendant light, a radiator, and a double-glazed rear window.



BEDROOM 2
2.78 x 3.09 (9'1" x 10'1")



Bedroom two is also a well-sized double with carpeted flooring, radiator, double-glazed window to the rear garden, and a four-bulb adjustable ceiling light.



BEDROOM 3
3.07 x 2.34 (10'0" x 7'8")



Bedroom three, currently used as a flexible additional living space, features carpeted flooring, a radiator, and an adjustable three-spot ceiling light. A double-glazed door provides direct access to the rear garden, making this room ideal as a dining room, home office, or second reception room.

BATHROOM
2.93 x 2.11 (9'7" x 6'11")



The shower room comprises carpeted flooring, white-tiled splashbacks, an obscure double-glazed side window, WC, wash basin with silver mixer tap, a glass shower cubicle with white tiling and adjustable silver showerhead, and a stability handle. Additional features include an airing cupboard with shelving, radiator, and overhead spotlighting.

GARDEN



The garden offers a pleasant outdoor space with a well-maintained lawn bordered by mature trees and shrubs, providing a good degree of privacy. A paved patio area curves around one side, ideal for outdoor seating or dining. The garden is enclosed by wooden fencing, and the mixture of greenery and paved surfaces creates a balanced and inviting environment for relaxing or entertaining.



GARAGE
2.57 x 5.28 (8'5" x 17'3")

Up and over door, garage has power and lighting and houses the fuse board there is also a uPVC side door to the rear garden and double glazed window.

TENURE
FREEHOLD

COUNCIL TAX
Flintshire Count Council Tax Band C

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.

INVESTORS BUYERS 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 Cavendish Estate Agents -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 Rd/A541 0.3 mi -Turn right onto Ffordd Pentre 253 ft-Turn right to stay on Ffordd Pentre-Destination will be on the right 0.2 mi 39 Ffordd Pentre.