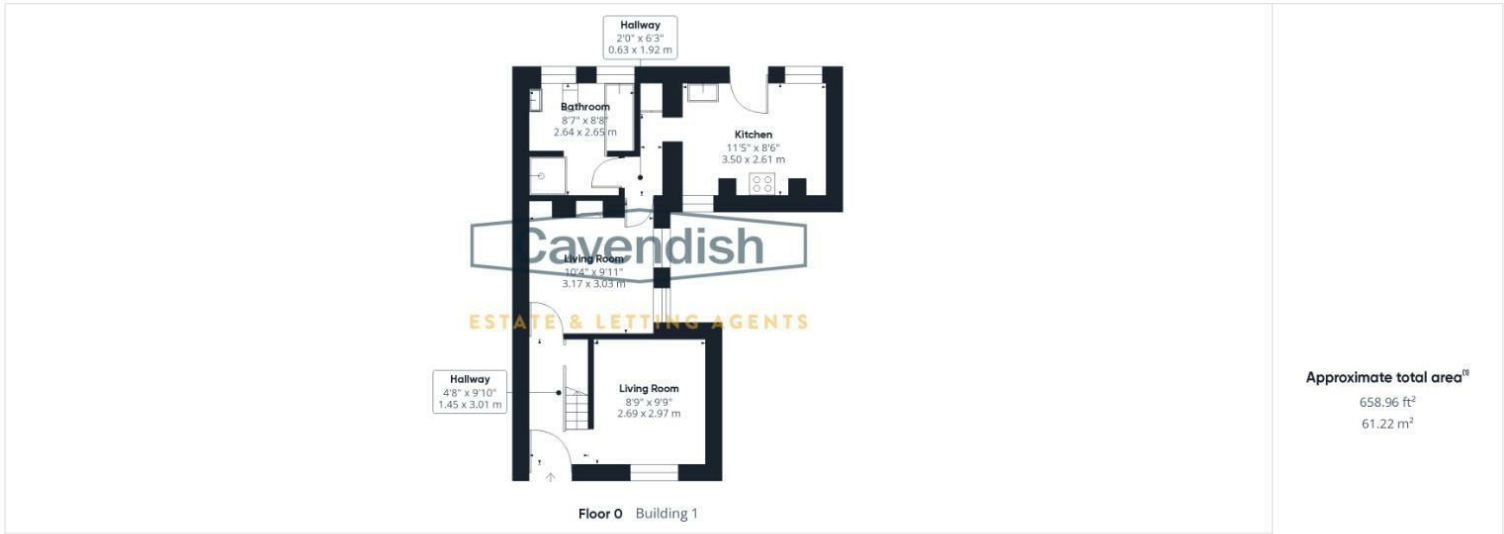


1, Bluebell House Main Road, New Brighton, Mold, Flintshire, CH7 6QW



	Floor 1 Building 1	GIRAFFE300
--	--------------------	------------

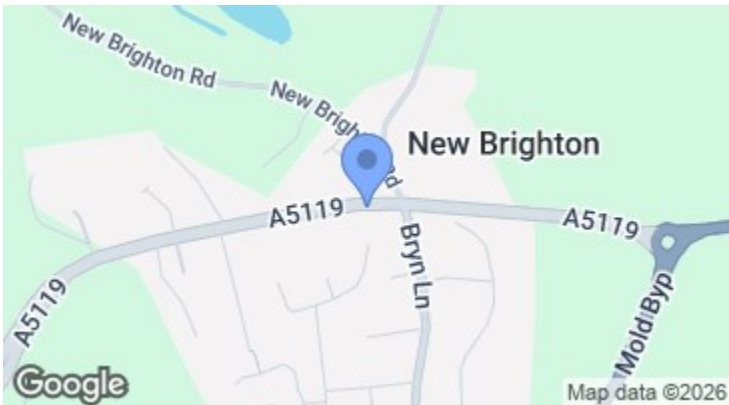
Approximate total area⁽⁸⁾
658.96 ft²
61.22 m²


(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>64</p>	<p>86</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	



1, Bluebell House Main Road

New Brighton, Mold, Flintshire,
CH7 6QW

Price
£195,000

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.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk

*CHARACTER 2 BEDROOM SEMI DETACHED HOUSE *LARGE GARDEN WITH OUTBUILDING *2 RECEPTION ROOMS

A character two bedroom semi-detached house with two reception rooms, off-road parking and good sized private rear garden with useful former brick stable/outbuilding. Located in a convenient position to the centre of New Brighton village, about a mile from Mold and with easy access onto the A494 enabling ease of access throughout the region. The cottage has been extended to the rear to provide adaptable accommodation with beamed ceilings to part, gas fired central heating and double glazing. In brief comprising: reception hall, lounge, sitting room, kitchen with access to the garden, ground floor bathroom with four piece suite, first floor landing and two double sized bedrooms. Off-road parking to the front and private enclosed rear garden.

LOCATION



This sandstone fronted house affords character deceptive accommodation which has benefitted from a single storey extension to the rear to provide comfortable accommodation, ideal for the first time buyer or professional person.

New Brighton is a small community village near to the A494(T) road enabling ease of access towards Deeside, Chester and the motorway network. The market town of Mold provides a wide range of shops, schools and Theatre Clwyd complex.

ACCOMODATION COMPRISE

HALLWAY

1.45 x 3.01 (49" x 9'10")



Stepping inside, through a green upvc front door a welcoming entrance hallway, carpeted underfoot and warmed by a radiator, guides you past handy under-stair storage.

LIVING ROOM

2.69 x 2.97 (8'9" x 9'8")



To the first of two inviting reception rooms. To your right, the front living room is bathed in soft daylight from a large double-glazed window. Neutral décor, a central light pendant, and thoughtful radiator create a bright, cozy retreat.

LIVING ROOM

3.17 x 3.03 (10'4" x 9'11")



Through a wooden door, you enter the second reception, where a brick-set wood burner with a wooden mantle rests on dark grey tiles, ready to chase away winter chills. Dual-aspect windows flood this room with light, and vintage wall lights add a touch of cottage charm before a wooden door leads you into a small hallway that serves the ground-floor bathroom.

BATHROOM

2.64 x 2.65 (8'7" x 8'8")



Here, newly fitted wooden flooring meets white wooden

cladding. A separate electric shower cubicle, deep panelled bathtub with a handheld shower, a white WC, and a two white Jack and Jill basin set into a grey-painted dresser unite style with function. Frosted double-glazed windows to ensure comfort and privacy.



KITCHEN

3.50 x 2.61 (11'5" x 8'6")



Back through the hallway, you'll find the cottage-style kitchen, where black-stone tiled floors meet exposed ceiling beams. Painted grey wall and base units topped with rich wood countertops flank a white butler sink with vintage brass taps. A seven-ring Flavel gas stove, stainless-steel extractor, and space for a washing machine and tumble dryer above, make meal preparation effortless with space for a dining area making this a functional space. A rear window and a glazed door open onto the garden, filling the space with natural light.



LANDING

1.42 x 2.18 (47" x 71")

Carpeted stairs with a white-painted balustrade sweep you upstairs to a landing where a side window and radiator keep things bright.

BEDROOM 1

3.22 x 2.86 (10'6" x 9'4")



The principal bedroom is a restful double, its soft carpet and double glazed window behind wooden-cottage style doors.

BEDROOM 2

2.92 x 3.03 (9'6" x 9'11")



The second bedroom, also a comfortable double, offers garden views and gentle charm of its own.

GARDEN



Outside, the two-tiered garden is a true suntrap. A paved patio with seating area invites outdoor dining, a lush lawn bordered by flowerbeds and a brick outbuilding. A second

seating nook, and a gate returns you to the driveway timber garden shed with large glazed window currently used as a potting shed but would make a great studio.



OUTBUILDING

3.68 x 3.48 (12'0" x 11'5")

GARDEN SHED

3.48 x 2.28 (11'5" x 7'5")



One Bluebell House brings together period warmth, thoughtful updates, and a tranquil village setting—an irresistible combination for anyone seeking a countryside retreat with easy access to local amenities and transport links. Viewing is highly recommended to appreciate its unique character.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Council Tax Band B.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit and follow this road out of the town, straight on at the traffic lights and up the short dual carriageway into New Brighton village. The property will then be found on the right hand side opposite the car sales/garage.

AGENTS NOTES

ANTI MONEY LAUNDRY REGULATIONS

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit and follow this road out of the town, straight on at the traffic lights and up the short dual carriageway into New Brighton village. The property will then be found on the right hand side opposite the car sales/garage.

MATERIAL INFORMATION

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.

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

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.

VIEWINGS

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

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