

Cavendish

RESIDENTIAL

The Cross, Mold, Flintshire, CH7 1AZ

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Clayton Road

Mold, Flintshire CH7 1XQ

Fixed Asking Price
£160,000

Dating from 2016, a well appointed three bedroom semi-detached house, forming part of this new and now completed development adjacent to the Glanyrafon Park, convenient for the town centre. Built by a respected local builder and benefitting from the balance of the NHBC warranty and high specification throughout. Features include gas fired central heating system, UPVC double glazed windows and exterior doors, PV solar panels and a well appointed kitchen with integrated appliances. In brief providing: reception hall, cloakroom/wc, lounge, kitchen breakfast room, first floor landing, bedroom one with en suite shower room, two further bedrooms and family bathroom. **INSPECTION RECOMMENDED.**

www.cavendishresidential.com

LOCATION

Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

THE ACCOMMODATION

Double glazed panelled front door to:

RECEPTION HALL

Pine spindle staircase to the first floor, radiator and white panelled interior doors to all rooms.



CLOAKROOM/WC

2.24m x 0.91m (7'4" x 3'0")

Fitted with a white suite comprising pedestal wash basin with mixer tap and tiled splash back, and low flush wc. Tiled floor, radiator and extractor fan.



LOUNGE

4.95m x 3.33m reducing to 1.96m (16'3" x 10'11" reducing to 6'5")

UPVC double glazed french doors leading out to the adjoining patio and garden, tv and telephone point and radiator.



KITCHEN DINER

4.14m x 2.79m (13'7" x 9'2")

Well appointed with quality range of light cream wood grain effect fronted base and wall units with drawers, stainless steel handles and contrasting dark grey granite effect work tops with inset sink unit with preparation bowl and mixer tap. Attractive grey coloured tiled splash back and range of integrated appliances comprising stainless steel four-ring gas hob, electric double oven, cooker hood, fridge freezer and washing machine. Cupboard housing a Valiant gas fired central heating boiler, ceramic tiled floor, radiator, double glazed window to the front and UPVC double glazed door to outside.



FIRST FLOOR LANDING

Access to roof space, deep built-in shelved linen cupboard and white panelled interior doors to all rooms.



BEDROOM ONE

3.48m x 2.82m (11'5" x 9'3")

Double glazed window to the side elevation, tv aerial point and radiator.



EN SUITE

2.79m x 0.99m (9'2" x 3'3")

Fitted with a white suite comprising tiled shower enclosure with sliding screen and electric shower, pedestal wash basin with mixer tap and low flush wc. Tiled floor, radiator, extractor fan and double glazed window.

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COUNCIL TAX

Flintshire County Council - Council Tax Band D.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and through the traffic lights. Take the next left turning onto Clayton Road. Follow this road for approximately quarter of a mile whereupon the entrance to The Bowling Green will be found on the left hand side immediately before the Primary School. Proceed into the cul de sac whereupon the property will be found on the left hand side.



OUTSIDE

A double width drive to the front providing parking for two cars. Outside tap and gated entrance to the side of the property leads to the rear garden.



BEDROOM TWO

2.95m x 2.82m (9'8" x 9'3")

A double sized room with double glazed window to the front, tv aerial point and radiator.



REAR GARDEN

Fully enclosed split level rear garden with a paved patio area adjoining the rear elevation of the house with panelled fencing and steps leading down to a lower lawned area with timber garden shed. Outside light.



BEDROOM THREE

2.06m x 2.21m (6'9" x 7'3")

Double glazed window to the rear, telephone point and radiator.

FAMILY BATHROOM

2.03m x 1.68m (6'8" x 5'6")

Fitted with a modern white suite comprising panelled bath with contemporary mixer tap and Mira shower valve and screen over, pedestal wash basin and low flush wc. Attractive tiled walls with matching tiled floor,

VIEWING

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

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

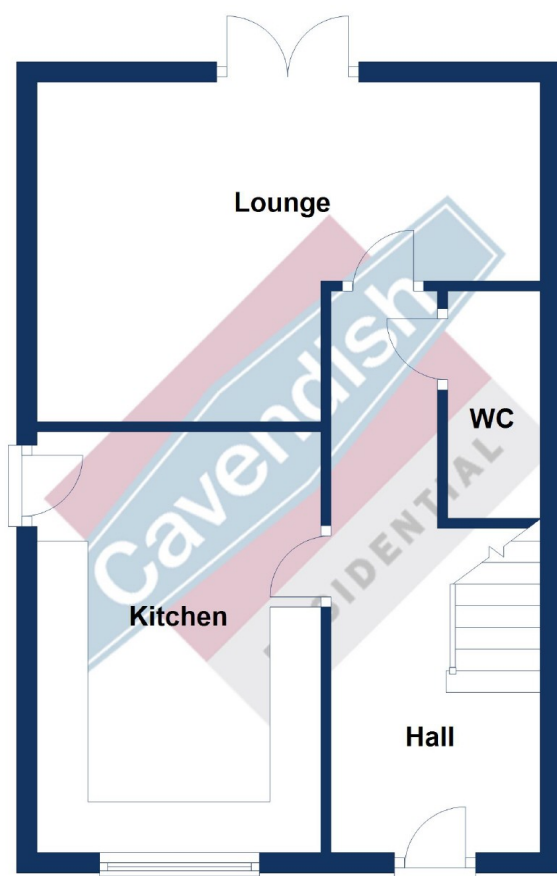
DCW/JF

Amended JF



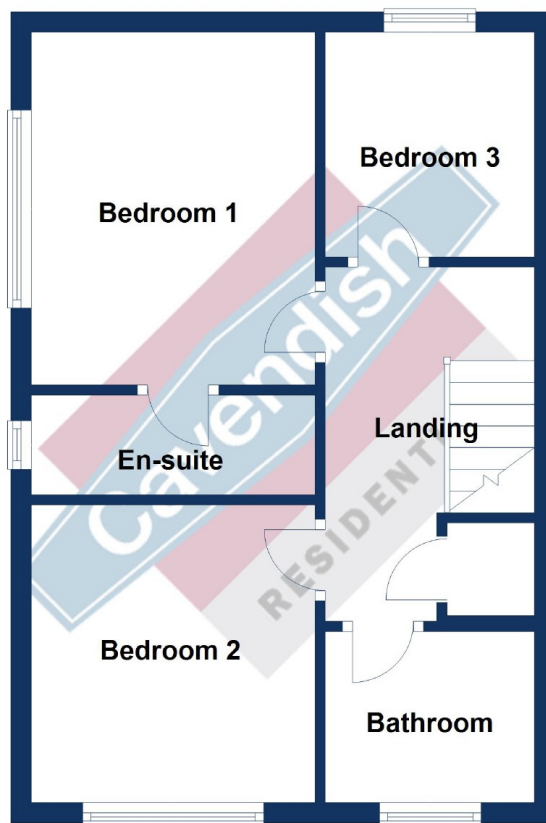
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

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 Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	