

10 Llys Argoed, Mynydd Isa, Mold, Flintshire, CH7 6TX

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



GROSS INTERNAL AREA
FLOOR 1: 830 sq ft, FLOOR 2: 579 sq ft
TOTAL: 1409 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	81
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	81
(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

10 Llys Argoed
Mynydd Isa, Mold, Flintshire
CH7 6TX

Price
£325,000

A GREATLY EXTENDED FOUR BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS, STUDY AND DOUBLE GARAGE/STORE. Occupying an attractive corner position to the lower part of this established residential area, opposite a small local park and within walking distance of local amenities. Offering ideal family sized accommodation with the benefit of gas fired central heating, double glazing and contemporary oak interior doors. Outside there is a wide drive providing parking for three cars, a detached double garage, half of which has been converted to provide a useful store/workshop; and private landscaped rear garden. In brief comprising entrance hall, cloakroom/WC, dining room, living room, study, kitchen/breakfast room with access to the garden, first floor landing, four good size bedrooms, including three doubles, and a modern well appointed family bathroom. INSPECTION RECOMMENDED.

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.



www.cavendishproperties.co.uk

LOCATION

The property stands in a corner position in this established residential area, directly opposite a small park and is within a short walk of a small range of shops to the centre of the village. Local shops include a Sainsburys mini-supermarket and newsagent and there is a regular bus services to Mold. The market town of Mold is within 1.5 miles, which provides a more comprehensive range of shopping facilities, a twice weekly street market and leisure facilities. Popular schools for all ages are available in the village.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed panelled door to entrance hall.

ENTRANCE HALL

Contemporary oak interior doors leading off.

CLOAKROOM/WC

1.17m x 1.70m (3'10" x 5'7")



Comprising low flush WC and wash hand basin with mosaic effect tiled splashback. Radiator, electricity meter cupboard, extractor fan, high level double glazed window with frosted glass.

DINING ROOM

2.74m x 5.44m (9' x 17'10")



An open plan room with double glazed windows to the front and side elevations, white spindled turned staircase to the first floor, laminate wood effect flooring, radiator with cover, telephone point, wall shelving, fitted cupboard housing the Vaillant gas fired central heating boiler.

**DIRECTIONS**

From the Agent's Mold Office proceed along Chester Street and turn right at the roundabout onto Chester Road. At the roundabout on the outskirts of the town take the second exit signposted for Mynydd Isa. Proceed up the hill and take the second left onto Chambers Lane and then first left into Vale Drive. Follow the road to the junction with Llys Argoed whereupon the property will be found directly opposite.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

DW/PMW

OUTSIDE



The property occupies a corner position within this established and popular residential area directly opposite a small local park.

DRIVEWAY



Driveway providing parking for two to three cars and access to the garage.

GARAGE/STORE/WORKSHOP

Originally built as a double garage with one half converted to provide a useful store/workshop with double glazed window, fitted work bench, power and light installed, aluminium framed double glazed door. Existing single garage with up and over door.

FRONT GARDEN



Front lawned garden with brick and paved pathways, outside light, established hedging, patio area.

REAR GARDEN



To the rear is a pleasant enclosed landscaped garden with lawn, two decked patio areas, further paved patio areas and paths and raised flower beds. Panelled fencing to the boundaries, outside water tap and light.

STUDY

2.18m x 3.78m (7'2" x 12'5")



Double glazed window to the front, radiator, telephone point.

REAR HALLWAY

UPVC double glazed exterior door, vaulted ceiling, tiled floor, internal door to the kitchen.

KITCHEN DINER

5.74m x 3.18m max (18'10" x 10'5" max)



Fitted with a range of cream fronted base and wall units with contrasting dark toned work surfaces with inset stainless steel sink unit with preparation bowl and mixer tap and tiled splashback. Space for electric range cooker with stainless steel cooker hood above, void and plumbing for slimline dishwasher, integrated fridge, tiled floor, double glazed window and matching double glazed French doors leading out to the patio and garden.



LIVING ROOM

5.49m x 3.68m (18' x 12'1")



Double glazed window to the front, coved ceiling, TV aerial point, radiator. Internal door to study.





FIRST FLOOR LANDING



Double glazed window with frosted glass, coved ceiling, oak veneered internal doors, built in airing cupboard with pre lagged hot water cylinder tank and slatted shelving.

BEDROOM ONE

2.44m x 3.61m plus wardrobes (8' x 11'10" plus wardrobes)



Double glazed window to the front with views across to the park opposite, range of fitted wardrobe units to one wall with matching dressing table with drawers and bedside cabinets, radiator.



BEDROOM TWO

2.72m x 3.43m (8'11" x 11'3")



A double size room with double glazed window to the rear, double panelled radiator.



BEDROOM THREE

3.10m x 3.05m (10'2" x 10'12")



A double size room with double glazed window with views across to the park opposite, shelving, radiator.

BEDROOM FOUR

2.39m x 2.69m (7'10" x 8'10")



Double glazed window to the front, radiator, fitted wardrobe unit.

FAMILY BATHROOM

2.34m x 1.65m (7'8" x 5'5")



A modern well appointed bathroom with attractive part tiled walls comprising panelled bath with mixer shower tap and screen, semi recessed wash basin with mixer tap and wood effect cabinet beneath and WC with concealed cistern. Matching corner cupboards with open shelving, double glazed window with frosted glass, loft access.