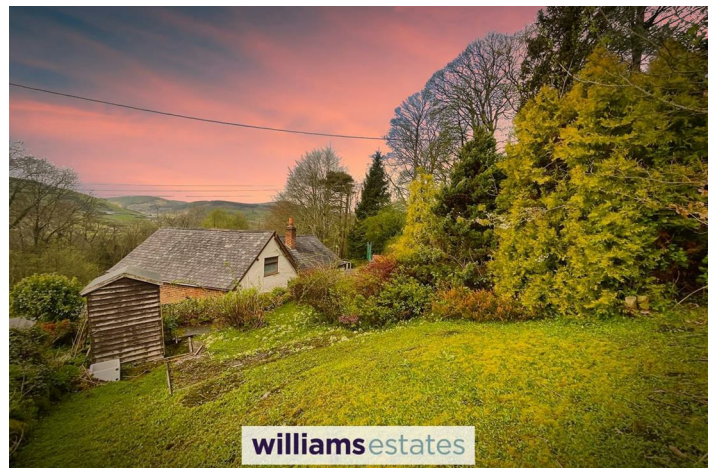




**Clydfan Village Road, Maeshafn, Mold,
Denbighshire, CH7 5LU**

£225,000

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EPC - E54

Council Tax Band - D

Tenure - Freehold

Village Road, Mold

2 Bedrooms - Bungalow - Detached

**** No Onward Chain **** Detached cottage situated in the village of Maeshafn with stunning views, set on a private track that leads to the property and offers a detached garage parking space. The cottage front garden is bound by stone walling and continues to the rear tiered gardens offering stunning views towards the Vale. The accommodation offers a living room with dining area, galley kitchen, two bedrooms and bathroom. Oil fired central heating and partially double glazed. EPC - TBC - Tenure -Freehold Council Tax Band-D

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.https://www.iamsold.co.uk/property/5f1eaac3e1744c9cb01515ca358abf14/?search_id=c7496632a346484da4ac74bb1793b3ac



Location

Maeshafn is a small village in Denbighshire, Wales, near the border with Flintshire. Maeshafn is located a few miles to the southwest of Mold which offer a wide range of facilities and popular market. The Loggerheads Country Park is towards the north towards the A494 road. Maeshafn village is connected by bus to Mold and Ruthin.

Accommodation

With uPVC part glazed door leads into :

Entrance Hall

With uPVC cottage style window to the front elevation, radiator and loft access and doors off.

Living Room

11'8" x 11'1" (3.56 x 3.39)

With uPVC cottage style window to the front elevation, radiator, tiled hearth and surround with inset electric coal effect fire, two wall lights. Leads into :

Dining Room

10'2" x 11'11" (3.12 x 3.65)

With radiator, uPVC cottage style window to the front elevation with views, timber glazed doors leads into :

Galley Kitchen

19'9" x 5'8" (6.04 x 1.74)

With a range of wall and base units, single sink with mixer tap over, void for a washing machine, complementary worktops, tiled splashbacks, void for free standing electric oven with extractor hood over, void for a tall standing fridge freezer, cupboard incorporating the hot water cylinder, tiled flooring, uPVC glazed door leading to the side of the property and double glazed window to the rear elevation,

Bedroom One

13'2" x 12'5" (4.02 x 3.80)

Having a uPVC bay window to the front elevation and radiator.

Bathroom

7'2" x 6'2" (2.20 x 1.88)

With three piece avocado suite, low flush W.C, washbasin, panelled bath with shower attachment over, single glazed obscure window and radiator.



Bedroom Two

11'4" x 10'9" (3.47 x 3.30)

With radiator, cottage style uPVC window to the side elevation, loft access hatch with pull down ladder.

Garage

With up and over door.

Store

Behind the garage, a store houses the oil central heating, W.C, washbasin and window. Door leads into store room.

Outside

A wrought iron gate leads into the front garden which is bound by stone walls, steps to a pathway and garden area with floral borders, side garden area with lawned area, stone wall borders. To the side elevation leads to the rear garden with steps leading up to a tiered garden. This area is bound by stone walls and houses the oil tank. The tiers offer a range of planted beds, seating area, mature borders and trees, lawned area, with the top tier having a lawned area with a variety of shrubs and plants and is bound by timber fencing. Also having a timber store and green house. Stunning views towards the Vale.

Directions

From the Agent's Mold Office proceed along Chester Street to the traffic lights and then onto Ruthin Road and on reaching the roundabout on the outskirts of the town take the second exit signposted for Ruthin. Follow the road up the hill and through Gwernymynydd village and on reaching the top take the left turning signposted for Maeshafn. Follow the road for approximately 1 mile and upon reaching the junction bear right and continue through the village, take the second right which is adjacent to the entrance to the woodland and the property will be found on the right hand side.

If using What3Words please use -///gateway.order.cherubs

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

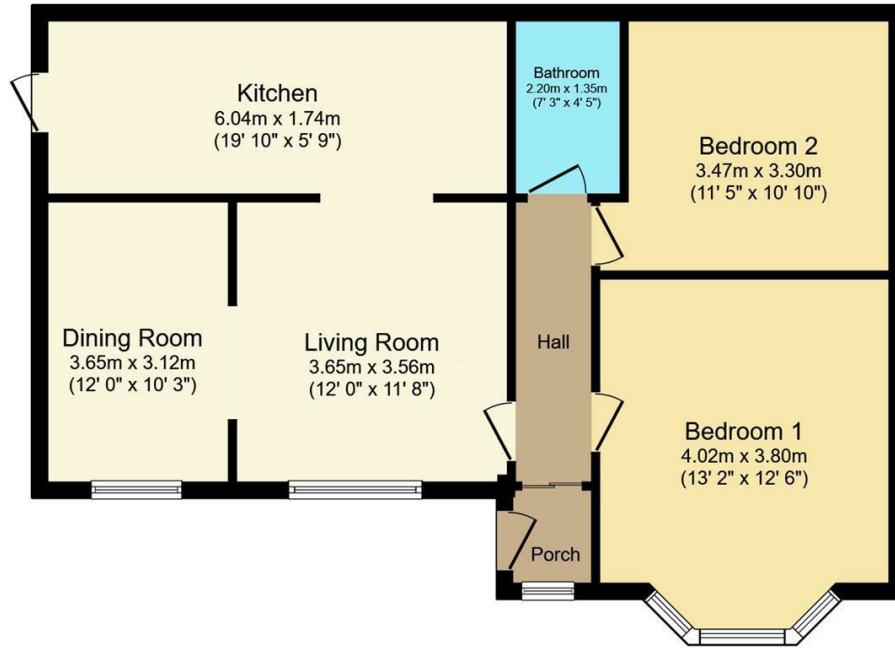
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee.

For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a NonRefundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc.

VAT. These services are optional.





Floor Plan
Floor area 74.4 m² (801 sq.ft.)

TOTAL: 74.4 m² (801 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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Call us on
01352 372111
Mold@williamsestates.com