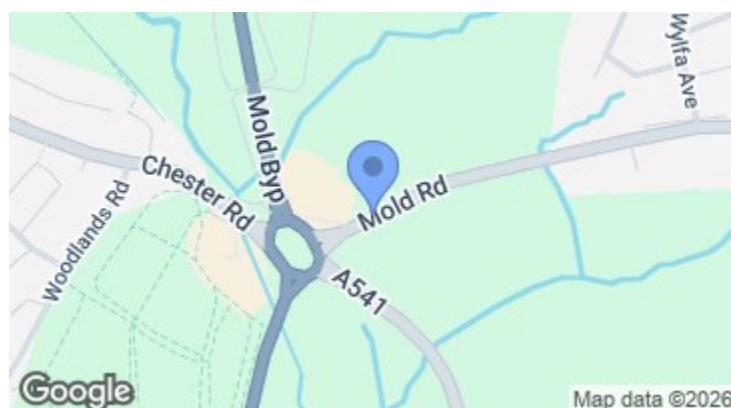


GROSS INTERNAL AREA  
 FLOOR 1 1,583 sq.ft. FLOOR 2 731 sq.ft.  
 EXCLUDED AREAS : DOUBLE GARAGE 392 sq.ft.  
 TOTAL : 2,314 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Nutwood, Wylfa Hill Mold Road**  
 Mynydd Isa, Mold,  
 CH7 6TG

**Price**  
**£600,000**

**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.

An individual architect designed four bedroom detached family house with integral double garage, standing within extensive private gardens of approximately 0.47 acre located on the periphery of the town.

Providing a spacious and adaptable family home having benefited from the addition of a large kitchen / family room extension in recent years, replacement double glazing and gas heating. The accommodation is arranged over three levels and includes a large ground floor bedroom en-suite bathroom, providing scope to be used for a dependant relative. It affords a spacious split level reception hall, cloakroom / WC, lounge with westerly aspect, dining room, large kitchen / family room, inner hall, utility room, master bedroom with en-suite, two further bedrooms and bathroom. Lower ground floor bedroom with en-suite bathroom. Long sweeping drive with ample parking and mature gardens to rear with extensive patios and a very large purpose built workshop and stores. large ornamental pond with sheltered patio. INSPECTION HIGHLY RECOMMENDED.



LOCATION



Originally dating from the late 1980's, the property occupies a slightly elevated setting on the outskirts of the market town of Mold, bordering onto open fields to one side with views in a westerly direction towards the town and surrounding countryside. It is approached over a long tarmac drive leading up to a large parking / turning area with access to the double garage and gardens.  
 'Mynydd Isa' is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep entrance with raised step and outside light point, mahogany woodgrain effect double glazed door with matching panels to either side leading to a central reception hall.

RECEPTION HALL

2.74m x 2.11m (9' x 6'11")  
 Deep coved ceiling, dado rail, staircase leading to the lower ground and upper floors. Herringbone oak block floor, panelled radiator.

CLOAKROOM

Pedestal wash basin and WC, part tiled walls to a decorative dado, recess with fitted mirror and light, double glazed window, matching flooring, radiator.

LOUNGE

6.25m x 3.66m (20'6" x 12')



Approached by two Georgian style double glazed doors, it is a light and airy room with two double glazed windows to front and a further double glazed French door with matching panels to either side leading to the west facing side patio garden. Adams style fireplace and hearth (flue not in use), deep coved ceiling, dado, TV point, two panelled radiators.



INNER HALL

3.81m x 3.10m (12'6" x 10'2")



Matching flooring, fitted pantry cupboard with shelving, panelled radiator.

DINING ROOM

4.19m x 3.66m (13'9" x 12')

Presently used as a hobby room, it has an interconnecting door to the lounge, matching herringbone oak flooring, double glazed window with westerly aspect, deep coved ceiling, panelled radiator.

OPEN PLAN FAMILY KITCHEN/DINING AND LOUNGE

7.32m x 5.31m (24' x 17'5")



A modern extension designed to take full advantage of the delightful views over the private garden and patio, it has two full depth double glazed windows to the western side together with double glazed French doors opening to the rear. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone effect working surfaces to include an inset 1.5 bowl sink with mixer tap and drainer, space for slot in cooker with gas and electric point and large extractor hood above, integrated dishwasher, fridge and freezer, pull out larder unit. Herringbone oak flooring throughout with an outbuilt chimney breast lined in random heather brown tiles and hearth with oak surround and an enamelled multi fuel stove. TV point, panelled radiator.



UTILITY/SIDE HALL

2.64m x 2.46m (8'8" x 8'1")



Fitted base and wall units with painted finish, roll edge working surface with inset single drainer sink, space for upright fridge/freezer, void and plumbing for washing machine, space for tumble dryer, ceramic tile flooring, double glazed door leading to the rear domestic area.

FIRST FLOOR LANDING

Access to roof void, panelled radiator.

BEDROOM ONE

4.01m x 3.84m (13'2" x 12'7")



A spacious double bedroom with two built-in double door wardrobes, double glazed window with a delightful aspect over the extensive lawned gardens, panelled radiator.

EN SUITE SHOWER ROOM

3.15m x 2.49m (10'4" x 8'2")



Luxury white suite comprising walk-in floor level tray with glazed screen and high output shower with monsoon style head, fitted vanity with large bowl, cabinets and mirror, low level WC, part tiled walls, extractor fan, chrome towel radiator.

BEDROOM TWO

3.94m x 3.66m (12'11" x 12')



Double glazed window to front, built-in double door wardrobe with hanging rail and high level shelf, panelled radiator.

BEDROOM THREE

3.94m x 3.07m (12'11" x 10'1")



Double glazed window to front, built-in double door wardrobe, panelled radiator.

BATHROOM

3.66m x 2.49m (12' x 8'2")



Modern luxury suite comprising large panelled bath with grip handles, separate walk-in floor level shower cubicle with glazed screen and high output shower with monsoon style head, fitted vanity with cupboards and glazed sink together with low level WC with concealed cistern. Fully tiled walls, double glazed window, stone effect floor finish, linen cupboard with shelving, chrome towel radiator.

LOWER GROUND FLOOR

BEDROOM FOUR

6.17m x 3.78m (20'3" x 12'5")



Wide double glazed window, glazed door leading to the rear garden, TV point, built-in double door wardrobe, panelled radiator.

EN SUITE BATHROOM

2.18m x 1.70m (7'2" x 5'7")

Panelled bath, pedestal wash basin and WC, fully tiled walls, extractor fan, double glazed window, terracotta style floor tiling, panelled radiator.

OUTSIDE



The property stands within extensive grounds of about 0.46 acre. It is set well back in a slightly elevated position from the x road with a long tarmac driveway leading in which extends up to the front elevation where there is extensive parking for several vehicles, access to the integral garage and also to the right hand gable where there is an ideal space for a caravan and boat. It also provides wider access to the rear garden.

To the front is a large lawn interspersed with variegated holly bush and conifer. To one side is a large ornamental Koi carp pond with cascade and filters and a useful timber framed and panelled garden shed.

INTEGRAL DOUBLE GARAGE

6.99m max x 6.07m max (22'11" max x 19'11" max)

Two timber panelled and framed up and over doors leading to a spacious double garage with work bench to one end, modern Ideal gas fired combination boiler providing heating and hot water, personnel door leading through to the lower hall.

SECLUDED PATIO



To the western side is a large paved patio area with brick retaining walls, shrubby borders, outside lights and tap.

POTTING SHED

4.60m x 2.67m (15'1" x 8'9")



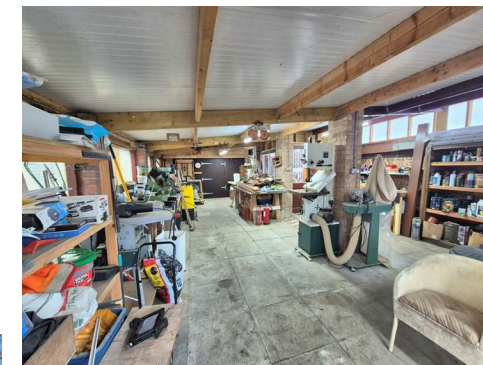
A purpose built brick store with decorative brick work to one side, double glazed window, electric light and power installed.

MAIN WORKSHOP

11.51m x 3.38m plus 7.09m x 2.44m (37'9" x 11'1" plus 23'3" x 8')



An impressive purpose built mainly brick built workshop with Kingspan insulated profiled steel roofing, it provides a large and versatile room with electric light and power installed.



SECURE STORE

1.37m x 2.90m (4'6" x 9'6")

STORES

3.58m x 3.38m (11'9" x 11'1")

