



Floor 1

Approximate total area<sup>(1)</sup>

1348 ft<sup>2</sup>  
125.3 m<sup>2</sup>

Balconies and terraces  
152 ft<sup>2</sup>  
14.1 m<sup>2</sup>

Reduced headroom  
62 ft<sup>2</sup>  
5.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



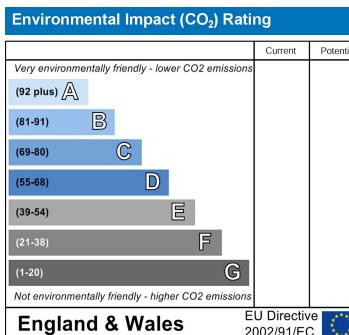
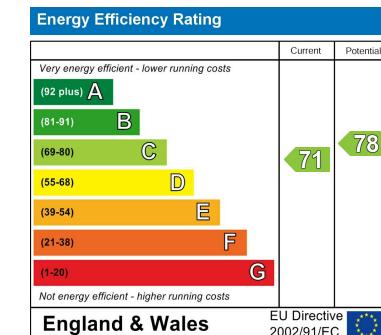
**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**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.



# Cavendish

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## 37 Overdale Avenue

Mynydd Isa, Mold, Flintshire,  
CH7 6US

Offers Over  
£300,000

37 Overdale Avenue is a charming three-double bedroom dormer bungalow, tucked away in the popular village of Mynydd Isa. This beautifully presented home offers spacious and versatile living, with a modern kitchen and bathroom, generous bedrooms, and a welcoming master suite on the first floor. Outside, the landscaped rear garden with multiple seating areas and private outlooks provides a wonderful space for relaxation and entertaining. With ample driveway parking, a garage, and a sought-after location close to Mold and excellent road links, this home is ready to move straight into and enjoy.

**LOCATION**

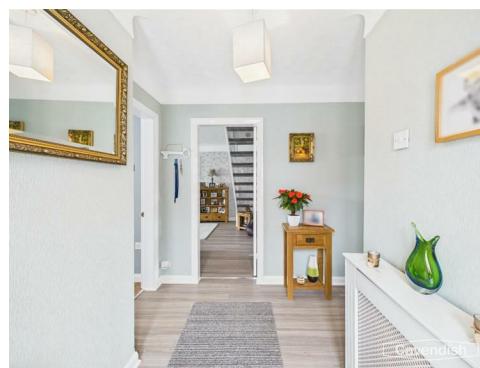
37 Overdale Avenue is located in the desirable village of Mynydd Isa, just outside the historic market town of Mold in Flintshire. The village itself offers a range of everyday amenities including local shops, pubs, a pharmacy, and highly regarded primary and newly opened campus for nursery and secondary schools, making it an excellent choice for families. For a wider selection of shopping, leisure, and cultural facilities, Mold town centre is only a short drive away and is well known for its thriving twice-weekly street market, Theatr Clwyd, and an excellent range of independent and national retailers. Mynydd Isa also benefits from strong transport links, with easy access to the A55 North Wales Expressway, providing convenient routes towards Chester, Wrexham, and the North Wales coast. The area is surrounded by beautiful countryside, with the nearby Clwydian Range and Moel Famau offering endless opportunities for walking, cycling, and outdoor pursuits. This combination of village convenience, strong commuter links, and stunning natural surroundings makes Overdale Avenue a highly sought-after location.

**EXTERNAL**

As you approach this charming three-bedroom dormer bungalow, you are welcomed by a brick-paved driveway with ample parking for three vehicles. A neat Astroturf front lawn, bordered by raised railway-sleeper flower beds and a striking ash tree, sits behind a picket fence that adds both privacy and curb appeal. The driveway continues down to a linked single garage, providing further practicality.

**ENTRANCE HALLWAY**

4.76 x 1.02 (15'7" x 3'4")



Stepping through the white UPVC front door with its stained-glass detail, you enter a bright hallway with grey ash wood-effect flooring. A radiator with a stylish cover, a wall-mounted light, and a pendant overhead set a welcoming tone, while doors lead to the ground-floor rooms.

**BEDROOM 3**

3.00 x 3.19 (9'10" x 10'6")



On the left, you'll find the third bedroom. Spacious and light, it features wood-effect flooring, a large front-facing double-glazed window, and a neutral décor that makes it an ideal guest room or home office.

**BEDROOM 2**

3.30 x 3.61 (10'10" x 11'10")



The second bedroom is another bright and versatile space, finished with wood-effect flooring, neutral décor, and a side-facing double-glazed window. A radiator and multiple power points make it ready for use as a bedroom.

**FAMILY BATHROOM**

2.72 x 1.96 (8'11" x 6'5")



The family bathroom is modern and beautifully finished, with grey tiled flooring and full-height tile effect panelling. A white inset bathtub with silver fittings, a sleek hand basin within a grey vanity unit, and a WC set in matching cabinetry create a smart and cohesive look. A large walk-in shower with marble-effect panelling, rainfall head, and glass screen completes the space, alongside spotlights, a chrome towel warmer, and an obscured window for light and ventilation.

**KITCHEN**

3.73 x 6.98 (12'3" x 22'11")



Through a set of bifolding wooden and glass doors, you enter the heart of the home: a spacious open-plan kitchen and dining area. The kitchen features dark wood-effect flooring, white shaker-style wall and base units topped with striking black granite work surfaces, and a mosaic splashback. A large Rangemaster-style cooker with five hobs, twin ovens, plate warmer, and grill takes pride of place beneath a stainless steel and glass extractor. A stainless-steel sink beneath the window overlooks the garden, while an integrated dishwasher and fridge are neatly tucked away.

**DINING AREA**

The dining area, carpeted for comfort, offers ample space for entertaining and enjoys natural light from UPVC double doors opening onto the raised timber decking with glass panels, providing elevated views of the rear garden.

**LIVING ROOM**

5.07 x 3.64 (16'8" x 11'11")



The living room is warm and inviting, with wood-effect

**REAR DECK**

2.47 x 5.70 (8'1" x 18'8")

**GARDEN**

Outside, the rear garden is a true highlight. A raised timber deck with glass balustrades provides an elevated seating area, while steps lead down to a lawn framed by established hedges for privacy. A tiled patio with a wooden pergola, raised beds, and a further decked seating corner create multiple spots to enjoy the peaceful setting. There is also a cleverly designed storage area beneath the decking, a side access gate, and outside water tap.

**GARAGE**

6.81 x 2.67 (22'4" x 8'9")

Garage which is fitted with power, lighting, and houses the Worcester gas-fired boiler.

**TENURE**

FREEHOLD

**COUNCIL TAX**

Flintshire County Council - Tax Band E

**DIRECTIONS**

From Cavendish Mold Office 1 The cross High Street Mold Ch7 1AZ - Head north-west on High St/B5444 towards Daniel Owen Precinct - Turn right onto King St/B5444 0.2 mi - At the roundabout, take the 3rd exit onto Lead Mls/A541 0.2 mi - At the roundabout, take the 2nd exit onto Chester Rd/A541 0.5 mi - At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 0.8 mi - Continue on Moel View Rd. Drive to Overdale Ave - Turn right onto Moel View Rd - 272 ft Turn right onto Clwyd Ave 115 ft Turn left onto Overdale Ave.

**AML**

Intending purchasers will be asked to produce identification

documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

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.

**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.

**PRIORITY 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

**VIEWINGS**

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

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