

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-90) 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	

111 Mold Road
Mynydd Isa, Mold,
CH7 6TG

Offers In The Region Of
£250,000

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.



Occupying a prime position along Mold Road in the heart of Mynydd Isa, this three-bedroom detached bungalow presents an outstanding opportunity for those seeking a project in a superb village setting. Standing opposite the well-known The Griffin Inn and with play park just across the road, the property enjoys an enviable and convenient location. Offering a generous driveway, garage, private gardens and well-proportioned accommodation, 111 Mold Road is ideal for buyers looking to modernise and create a bespoke home tailored to their own taste.

Mynydd Isa is perfectly positioned between the market town of Mold and the surrounding countryside, offering excellent local amenities, schools and transport links, whilst retaining a friendly village atmosphere. Mold provides a wider range of shops, supermarkets, cafés and the popular Theatre Clwyd, together with easy access to major road networks for commuters.

A rare opportunity to secure a well-located bungalow with enormous potential in a highly desirable area with ***No Chain***.

LOCATION

Mynydd Isa is perfectly positioned between the market town of Mold and the surrounding countryside, offering excellent local amenities, schools and transport links, whilst retaining a friendly village atmosphere. Mold provides a wider range of shops, supermarkets, cafés and the popular Theatre Clwyd, together with easy access to major road networks for commuters.

EXTERNAL

To the front is a brick-paved driveway providing parking for up to three vehicles alongside a single attached garage, to the front of the property is lawned front garden and side garden surrounded by conifer hedge row for privacy, alongside a single attached garage.

ENTRANCE PORCH

1.30 x 2.08 (4'3" x 6'9")

Accessed via a uPVC door with obscured glazed insert, the entrance porch provides a practical transition into the home, complete with light fitting and an internal glazed timber door leading into the main hallway.

HALLWAY

1.39 x 4.88 (4'6" x 16'0")



A welcoming central hallway finished with wood-effect vinyl flooring, modern grey radiator, LED lighting and contemporary chrome switches, setting the tone for a modern refurbishment.

LIVING ROOM

4.64 x 2.81 (15'2" x 9'2")

**KITCHEN**

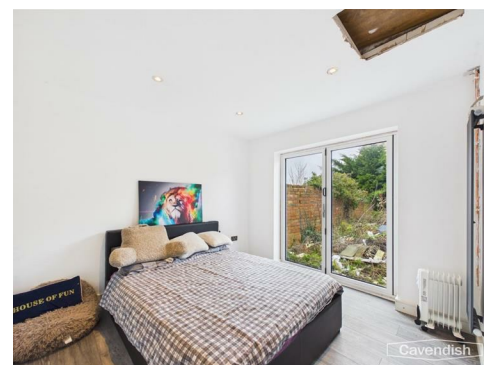
4.18 x 3.34 (13'8" x 10'11")



Fitted with contemporary IKEA cabinetry (carcasses in place), white marble-effect work surfaces and matching marble-effect flooring. A black composite sink with modern adjustable tap adds contrast. A recently installed Worcester boiler (not currently connected) and updated electrics/fuse board are in situ. A uPVC rear door provides access to the driveway and garage

**BEDROOM 1**

2.99 x 3.03 (9'9" x 9'11")



Featuring continued wood-effect flooring, modern radiator and LED lighting, this bedroom enjoys direct access to the rear garden through double glazed bi-fold doors — offering excellent potential as a garden room, office or bedroom.

BEDROOM 2

2.97 x 3.66 (9'8" x 12'0")



Positioned to the front elevation, this well-proportioned double bedroom benefits from wood-effect flooring, inset spotlighting, radiator and double glazing with secondary glazing, enjoying views towards the side garden.

BEDROOM 3

2.97 x 2.06 (9'8" x 6'9")



Another comfortable double bedroom with wood-effect flooring, modern radiator and double glazing enhanced by secondary glazing. A bright and versatile room ideal as a guest bedroom or additional reception space.

WETROOM

1.81 x 1.72 (5'11" x 5'7")



Comprehensively fitted as a wet room with anti-slip flooring, electric shower with adjustable head, floor-to-ceiling easy-clean panelling, white wash basin and WC. An obscured double glazed window provides natural light and ventilation.

CONSERVATORY

2.51 x 3.20 (8'2" x 10'5")



Accessed via double doors from the kitchen, the

conservatory features tiled flooring, brick-built elevations, radiator and ceiling fan light. Double doors open directly onto the rear garden, creating excellent potential for open-plan living.

REAR GARDEN

Side gates lead to the private rear garden, bordered by established conifer hedging. The rear garden is mainly paved and shingled for ease of maintenance, with a covered lean-to area behind the garage offering additional storage.

SIDE GARDEN**GARAGE****AGENTS NOTES**

No Chain
Land Reg is being processed
New Electrics
New Boiler installed
Wet room Installed
Renovation Project
Large Corner Plot

TENURE

* Tenure - understood to be Freehold.
Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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.

AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

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

Our photos might have been enhanced with the help of AI.

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

DIRECTIONS