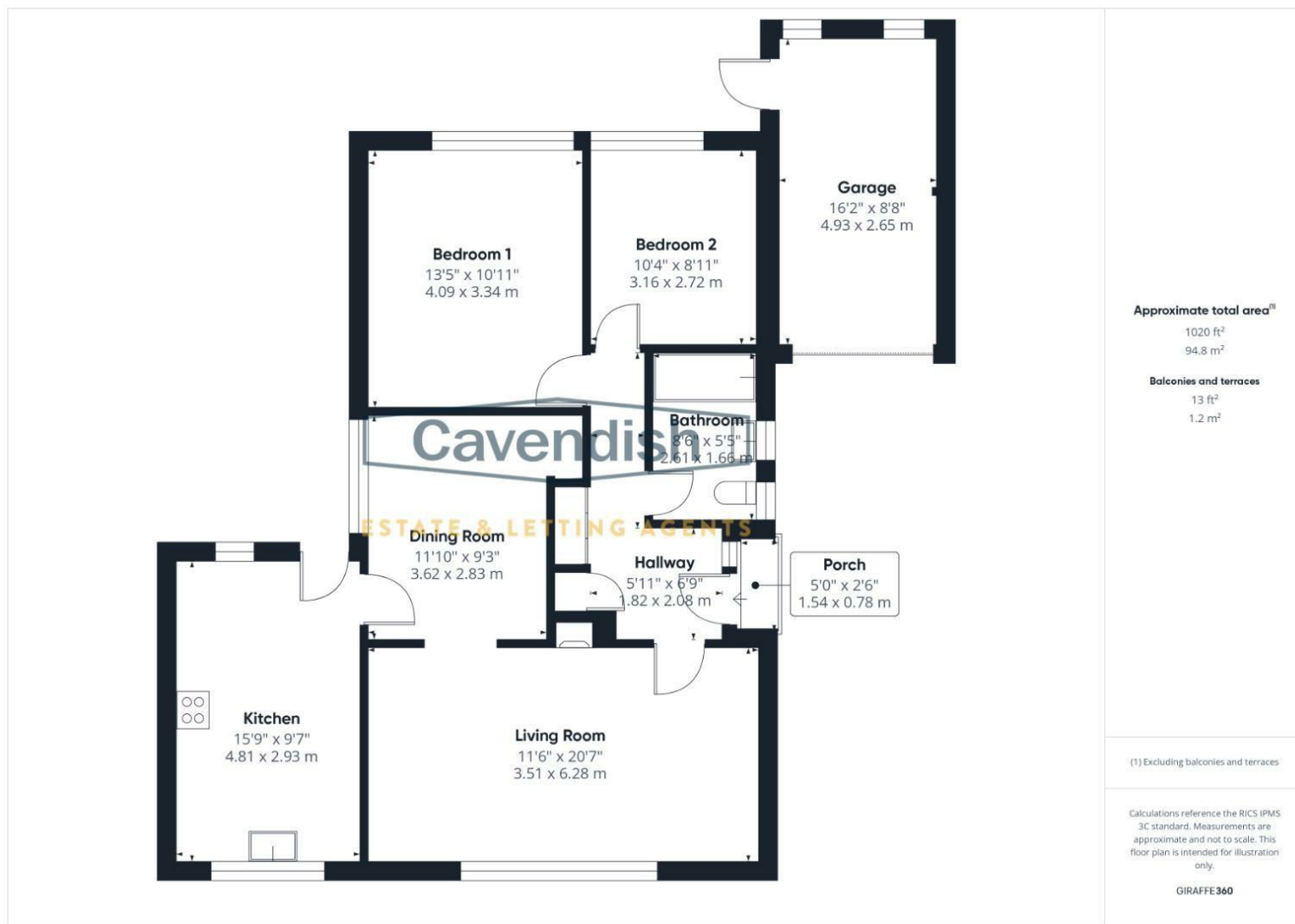


8 Alwyn Close, Mold, Flintshire, CH7 1SH



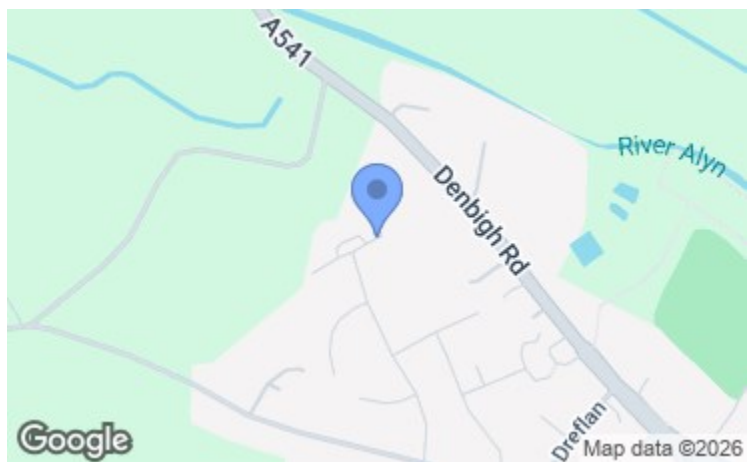
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



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
	80

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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

8 Alwyn Close
Mold, Flintshire
CH7 1SH

Price
£295,000

An extended two bedroom detached bungalow occupying a pleasant cul-de-sac position, bordering onto fields at the side, on periphery of the town. The accommodation briefly comprises: entrance hallway with useful built-in storage cupboards, large living room with window overlooking the front and feature fireplace housing a 'Living Flame' coal-effect gas fire, separate dining room with arched alcove recess, fitted kitchen with quartz effect worktops and range style cooker, bedroom one fitted with a comprehensive range of bedroom furniture, bedroom two and well appointed bathroom with shower bath. The property benefits from gas fired central heating, UPVC double glazed windows and composite double glazed external doors. Externally there is a well stocked garden at the front with wooden picket fencing and a block paved driveway at the side, which leads to a single garage. To the rear there is a long lawned garden divided into two sections with a flagged patio and raised decked seating area with summerhouse enjoying views into the distance towards Moel Famau. The garden enjoys a Southerly aspect. There is no onward chain involved in the sale of this property.

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.



www.cavendishproperties.co.uk

LOCATION

Alwyn Close is an established and popular residential cul-de-sac located on the outskirts of Mold approximately 3/4 of a mile from the town centre. Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham and beyond, and has a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES:**PORCH**

Open recessed porch with tiled step and outside light. Composite double glazed entrance door with UPVC double glazed side window and letterbox to side to the entrance hall.

ENTRANCE HALL

Ceiling light point, smoke alarm, single radiator with thermostat, thermostatic heating controls for the gas central heating and underfloor heating in the bathroom, laminate wood strip flooring, built-in single storage cupboard with fitted shelving, and built-in double storage cupboard with hanging rail, shelving, electric meter and electrical consumer board. Doors to the living room, bedroom one, bedroom two and bathroom.

LIVING ROOM

6.27m x 3.45m (20'7" x 11'4")



UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling with two ceiling light points, and feature composite stone fireplace and hearth housing a 'Living Flame' coal-effect gas fire. Archway opening to the dining room.

**DRONE PHOTOGRAPHY**

not to scale.



PS/PMW

***ANTI MONEY LAUNDERING REGULATIONS**

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.

***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.

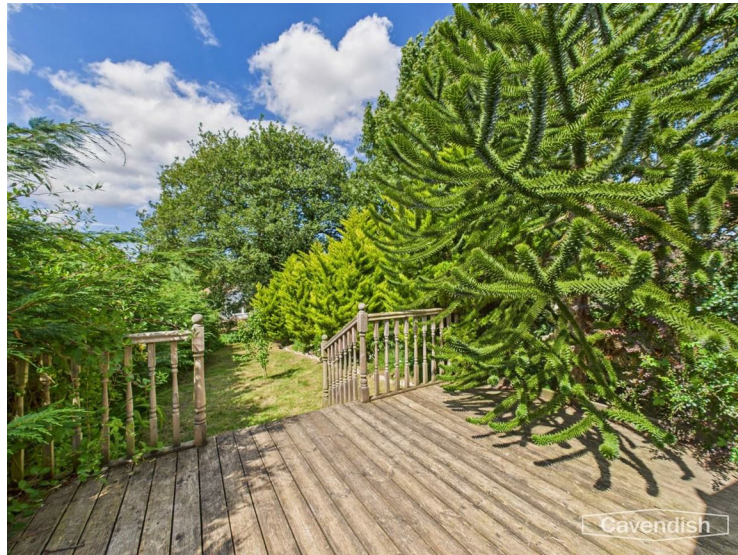
***EXTRA SERVICES - REFERRALS**

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.

VIEWING

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

FLOOR PLANS - included for identification purposes only,



COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

* New carpets have been fitted in the living room and both bedrooms.

* During the current ownership from 2017, the property has been subject to a number of improvements to include a new roof, new block paved driveway, new bathroom, new Worcester central heating boiler, new composite front and back doors, upgraded garage electrics incorporating a new separate control panel, and an upgraded kitchen with replacement worktops and sink unit with waste disposal system and water filter.

DRONE PHOTOGRAPHY



DINING ROOM

3.61m x 2.84m (11'10" x 9'4")



UPVC double glazed window to side, coved ceiling, ceiling light point with dimmer switch control, single radiator with thermostat, laminate wood strip flooring, and arched recess. Door to kitchen.



KITCHEN

4.83m x 2.90m (15'10" x 9'6")



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers, cupboards, two glazed display cabinets, corner shelving and wine rack with laminated quartz effect worktops and matching upstands. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap with insinkerator waste disposal system and water filter. Free-standing Belling range style cooker with five-ring gas hob, double oven and grill, stainless steel splashback and chimney style extractor above. Plumbing and space for washing machine and dishwasher, integrated microwave and built-in fridge and freezer. Myson electric kickboard heater, recessed LED ceiling spotlights, tiled floor, concealed under-cupboard lighting, UPVC double glazed window overlooking the front, UPVC double glazed window to rear, and composite double glazed door to outside.

DIRECTIONS

From the agent's Mold office proceed up the High Street and through the traffic lights. At the top of the road bear left onto Pwllglas. Follow the road to the junction and bear left onto the Gwernaffield Road and then second right into Ffordd Pennant. Follow the road to its furthest point and bear right onto Alwyn Close whereupon the property is the last bungalow on the right hand side.

TENURE

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

BEDROOM ONE

4.11m x 3.48m (13'6" x 11'5")



Fitted with a comprehensive range of bedroom furniture incorporating wardrobes, display shelving and dressing table with chest of drawers and storage cupboards above, ceiling light point, double radiator with thermostat, and UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

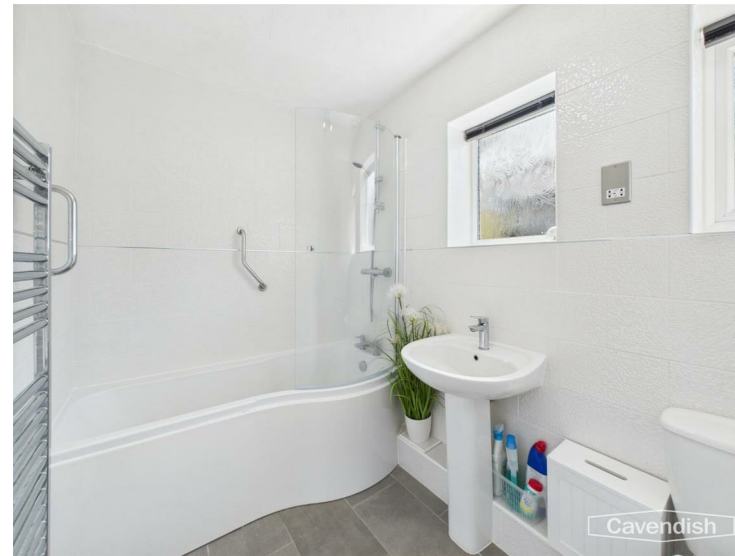
3.18m x 2.72m (10'5" x 8'11")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and telephone point.

BATHROOM

2.59m x 1.68m (8'6" x 5'6")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual flush WC. Fully tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, extractor, electric shaver point, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT



To the front there is a well stocked and established garden with mature shrubbery and trees being enclosed by a wooden picket fence and a flagged pathway. A block paved

driveway at the side leads to a single garage. External gas meter cupboard. To the left hand side there is a useful bin storage area and small garden with paving and decorative stone.



SINGLE GARAGE

4.88m x 2.59m (16' x 8'6")



Up and over garage door, light point, fluorescent strip light, two UPVC double glazed windows with obscured glass, electrical consumer unit, power, wall mounted Worcester Greenstar condensing combi boiler, and personnel door to the rear garden.

OUTSIDE REAR



To the rear there is a flagged patio and lawn with garden shed and greenhouse being enclosed by wooden fencing. Outside water tap, external double power point, and LED sensor spotlight.. At the top of the garden there is a further lawned area enclosed by cream painted metal fencing and conifers with a decked seating area, summerhouse and magnificent monkey puzzle tree. From the decking there are views towards Moel Famau in the distance.

