



Approximate total area<sup>(1)</sup>  
830 ft<sup>2</sup>  
77.1 m<sup>2</sup>

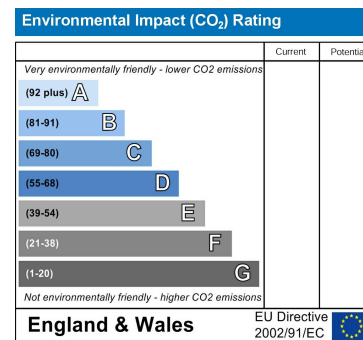
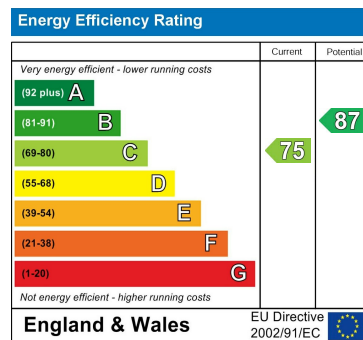
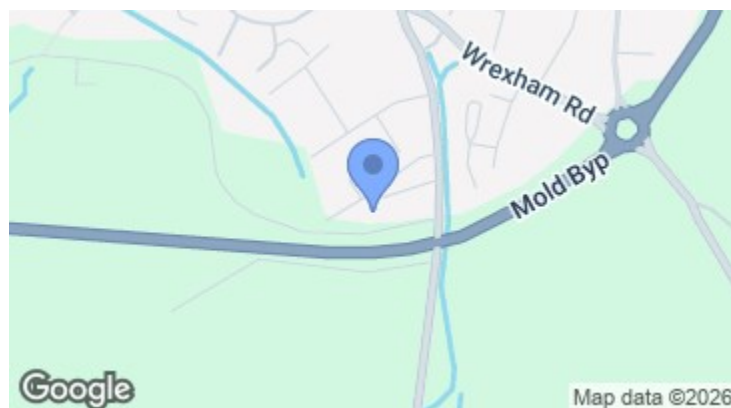
Reduced headroom  
7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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



**23 Maes Y Twr**  
Mold,  
CH7 4DH

**NEW**  
**£210,000**

23 Maes Y Twr is a well-presented three-bedroom mid-terrace home, ideally located on the outskirts of Mold within walking distance of the town centre and excellent local schools.

The property offers well-balanced accommodation including a spacious living room, fitted kitchen with access to the rear garden, downstairs WC, and three bedrooms, with the principal bedroom benefiting from an en-suite. Externally, the property enjoys off-road parking and a low-maintenance rear garden designed for ease and practicality.

This is an excellent opportunity for first-time buyers, young families or investors seeking a conveniently located and easy-to-maintain home.

**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.



## LOCATION



Mold is a popular and vibrant market town offering a wide range of amenities including shops, supermarkets, cafes, restaurants and leisure facilities. The town is well known for its weekly market and strong sense of community. The property is conveniently located within walking distance of the town centre and is close to highly regarded schools, including Alun School. Mold also offers excellent transport links to Chester, Wrexham and the wider North Wales region, making it an ideal location for commuters. Surrounded by beautiful countryside, Mold provides the perfect balance of town convenience and access to outdoor activities, making it a highly desirable place to live.

## EXTERNAL

Situated at the end of a quiet cul-de-sac on the outskirts of Mold, 23 Maes Y Twr enjoys a peaceful position with a pleasant green to the front featuring swings and play equipment—ideal for families. The property benefits from a brick-paved driveway providing off-road parking for one vehicle, with a covered porch and external light creating a welcoming entrance.

## ENTRANCE HALLWAY

0.85 x 3.20 (2'9" x 10'5")

Accessed via a wooden door with obscured glazing, the entrance hallway is carpeted and provides a warm welcome into the home. Stairs with a white-painted handrail lead to the first floor, with a ceiling light pendant and access to the ground floor accommodation.

## LIVING ROOM

3.49 x 5.95 (11'5" x 19'6")



A comfortable and well-proportioned living room featuring carpeted flooring, radiator and a large double-glazed window overlooking the front aspect. This is an ideal space for both relaxing and entertaining, with a central ceiling light pendant and thermostat control. Double wooden doors with glazed inserts lead through to the kitchen, enhancing the flow of the ground floor.



## KITCHEN

4.42 x 2.81 (14'6" x 9'2")



The kitchen is fitted with a range of beech-effect wall and base units with contrasting black worktops. Appliances include a gas cooker with hob and extractor above, with space for a fridge freezer and additional white goods. A stainless steel sink with mixer tap sits beneath a double-glazed window overlooking the rear garden. White tiled flooring runs throughout, complemented by tiled splashbacks and two ceiling light pendants. Double doors open directly onto the rear garden, creating a seamless indoor-outdoor connection. A further door leads to a useful under-stairs storage cupboard, ideal for pantry use.



## DINING AREA



## DOWNSTAIRS W/C

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



Located off the hallway, the cloakroom is fitted with wood-effect vinyl flooring, a low-level WC, and a compact wash hand basin with tiled splashback. An obscured double-glazed window provides natural light and ventilation, with a radiator and ceiling light completing the space.

## LANDING

1.84 x 3.73 (6'0" x 12'2")



The first-floor landing is carpeted and provides access to the loft, with a ceiling light pendant and additional storage cupboard located above the stairs.

## PRIMARY BEDROOM

2.48 x 3.86 (8'1" x 12'7")



A well-proportioned double bedroom positioned to the front of the property, featuring carpeted flooring, radiator and double-glazed window. A door leads to the en-suite shower room.

## ENSUITE BATHROOM

2.47 x 0.93 (8'1" x 3'0")



Fitted with wood-effect vinyl flooring, the en-suite includes a corner shower with electric shower and bi-fold glass doors, low-level WC and wash hand basin with tiled splashback. Additional features include a radiator, extractor fan and ceiling light.

## BEDROOM 2

2.47 x 3.91 (8'1" x 12'9")



A good-sized double bedroom with carpeted flooring, radiator and double-glazed window overlooking the rear garden. Ideal for guests or family members.

## BEDROOM 3

1.86 x 3.02 (6'1" x 9'10")



A single bedroom with carpeted flooring, radiator and double-glazed window. This room would also work well as a home office or nursery.

## BATHROOM

1.88 x 2.65 (6'2" x 8'8")



The family bathroom is fitted with wood-effect vinyl flooring and comprises a panelled bath with electric shower over and tiled surround, wash hand basin and WC. An obscured double-glazed window provides natural light, with a radiator and ceiling light completing the room.

## GARDEN



The rear garden has been designed for low maintenance, featuring a paved patio area ideal for outdoor seating, leading onto an artificial lawn. A stepped pathway leads to the rear of the garden where a garden sheds provide useful storage. The garden also includes planted borders, creating an attractive and practical outdoor space.



## PLAYGROUND



## TENURE

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

## COUNCIL TAX

\* Council Tax Band D - 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

From the Agent's Mold Office, proceed along Wrexham Street passing the Alun High School on the right hand side and take the right handed turning signposted for Nercwys thereafter. Maes y Twr will be found after a short distance on the right hand side. The property will be found at the head of the cul de sac.