

102 Moorcroft, New Brighton, Mold, CH7 6RX



Floor 0



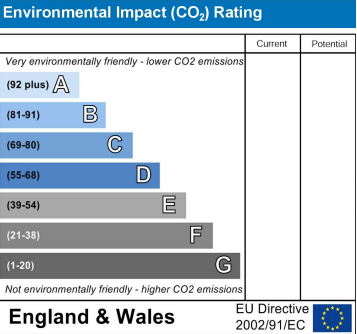
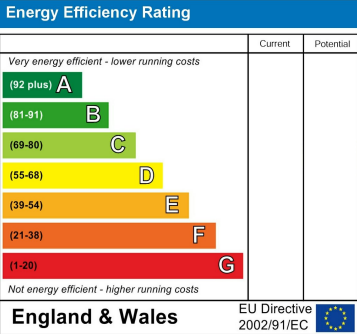
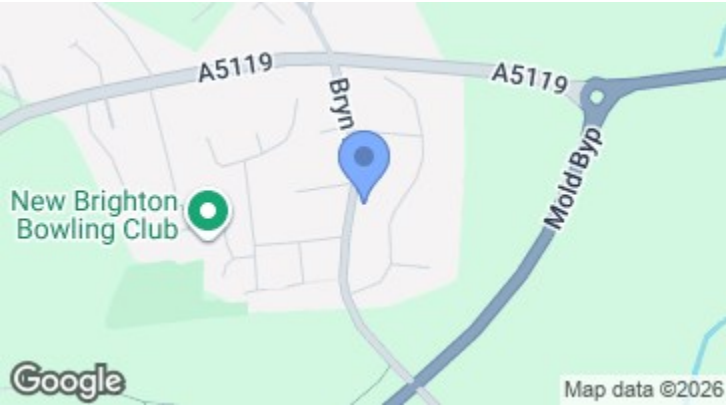
Floor 1

Approximate total area⁽¹⁾
836 ft²
77.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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102 Moorcroft
New Brighton, Mold,
CH7 6RX

NEW
£230,000

Located in the popular village of New Brighton, Mold, this well-presented three-bedroom home offers stylish and practical living space, off-road parking, and a private rear garden. The property features an open-plan kitchen with range-style cooker, a bright conservatory, and a modern family bathroom, making it ideal for families and professionals alike. With excellent access to Mold town centre and superb commuter links via the A55 North Wales Expressway, this is a fantastic opportunity to secure a home in a convenient and well-connected location.

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.

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LOCATION

Situated in the popular village of New Brighton, on the outskirts of Mold, this well-presented home offers comfortable, well-planned accommodation. New Brighton is a sought-after village located just outside Mold, offering a semi-rural feel while remaining highly accessible. Mold town centre provides a wide range of shops, schools, leisure facilities, and restaurants. The property benefits from excellent transport connections, with the A55 North Wales Expressway close by, allowing easy commuting to Chester, the Wirral, North Wales coast, and beyond. Scenic countryside walks and local amenities are also within easy reach, making this an ideal location for families and professionals alike.

EXTERNAL



The property is approached via a lawned front garden, with a paved pathway leading to the front entrance. To the side, a tarmac driveway provides off-road parking for two vehicles and leads to a single garage fitted with an up-and-over door and power supply.

ENTRANCE HALLWAY

3.18 x 1.73 (10'5" x 5'8")



Entry is via a uPVC front door with obscured glazing into a welcoming entrance hallway, featuring wood flooring, radiator, space for coats and shoes, ceiling light, smoke detector, and a secure entry system. From here, glazed wooden doors lead through to the principal living areas, while useful under-stairs storage is also available.

KITCHEN

3.25 x 5.05 (10'7" x 16'6")



A further glazed wooden door leads into the open-plan kitchen, which is both stylish and highly functional. The kitchen is fitted with grey wall and base units on both side of the kitchen, complemented by silver shaker-style handles and wood-effect flooring. A wooden breakfast bar provides casual seating, while the impressive Leisure seven-burner range-style gas cooker sits within a brick-built recess with wooden mantle, integrated lighting, and extractor ventilation. Additional features include a white Belfast-style ceramic sink with adjustable silver mixer tap, LED lighting, and ample storage throughout. A double-glazed window overlooks the side of the property, while a uPVC stable-style rear door opens into the garden. Double-glazed double doors further connect the kitchen to the conservatory.



LIVING ROOM

3.89 x 3.16 (12'9" x 10'4")



The living room is a bright and inviting space, benefitting from excellent natural light and a pleasant outlook to the front of the property. Wood burner stove site in a brick fireplace with a wooden mantle making a beautiful focal point for the living space. The room flows effortlessly into the rest of the home, creating a comfortable environment for everyday living and relaxation.



CONSERVATORY

3.24 x 2.90 (10'7" x 9'6")



The conservatory provides a superb additional living space, featuring grey tiled flooring, radiator, power points, and privacy glass to the sides. The glazed roof allows light to flood the room, making it ideal for year-round use. Double doors open directly onto the rear garden.

LANDING

2.34m x 1.11 (7'8" x 3'7")



Stairs rise to the first-floor landing, with a side-facing double-glazed window, ceiling light, power points, and access to the loft.

PRIMARY BEDROOM

3.89 x 2.45 (12'9" x 8'0")



The principal bedroom, located at the front of the property, is a generous double room with a large double-glazed window, radiator, pendant lighting, and a range of built-in sliding wardrobes, one with mirrored doors, offering excellent hanging and shelving space.

BEDROOM 2

3.26 x 3.02 (10'8" x 9'10")



Bedroom two is another good-sized double, positioned to the rear, with carpeted flooring, radiator, pendant light, double-glazed window, and a built-in cupboard housing the newly installed Worcester gas-fired boiler.

BEDROOM 3

2.93 x 1.97 (9'7" x 6'5")

Bedroom three is a well-proportioned single bedroom overlooking the front of the property, complete with radiator, pendant lighting, and a built-in storage cupboard with hanging space. Currently being used as a home office.

BATHROOM

1.79 x 1.95 (5'10" x 6'4")



The family bathroom has been finished to a modern standard, featuring vinyl flooring and full-height white wall tiling with contrasting grey grout. The suite includes a vanity WC with concealed cistern, a square wash basin set within grey matte concrete-style cabinetry, and a bath with rainfall shower and handheld attachment, enclosed by a glass shower screen. Additional features include ceiling spotlights, a black vertical heated towel rail, obscured double-glazed window, and extractor ventilation.

GARDEN



The rear garden is mainly laid to lawn and enjoys a good degree of privacy. A raised decked seating area sits at the bottom of the garden, ideal for outdoor dining and entertaining. To one side is a wood chipped area, while mature conifer hedging provides screening along the boundary. Paved pathways lead to a wooden gate, offering convenient access back to the driveway. A side entrance provides access to the garage and rear garden.



GARAGE

Single garage fitted with an up-and-over door and power supply.

TENURE

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

COUNCIL TAX

* Council Tax Band C - 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

Cavendish Estate Agents- Mold1 High St, Mold CH7 1AZ - Head towards Tyddyn St 0.2 mi - At the roundabout, take the 1st exit onto Lead Mls/A541 0.1 mi - At the roundabout, take the 4th exit onto King St/A5119 - Continue to follow A5119 1.3 mi - Turn right onto Bryn Ln Destination will be on the left 0.1 mi 102 Moor Croft, New Brighton, Mold CH7 6RX