



Floor 0 Building 1



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Approximate total area⁽¹⁾
880 ft²
81.7 m²

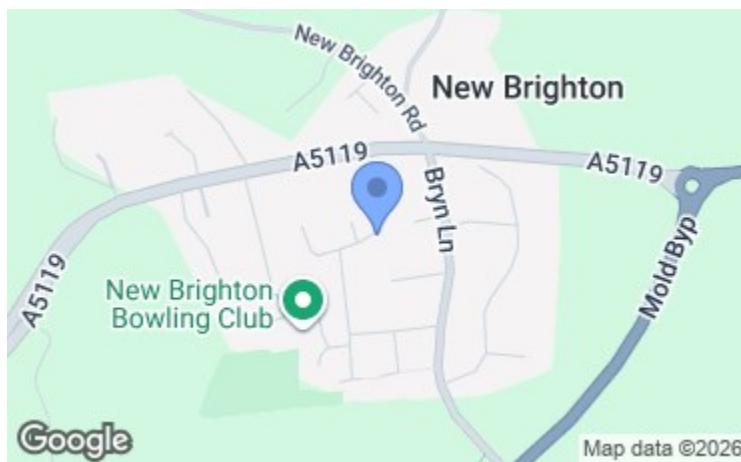
Reduced headroom
1 ft²
0.1 m²

(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.

GIRAFFE360



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	65	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		

28 Gosmore Road
New Brighton, Mold,
CH7 6QN

Offers Over
£290,000

28 Gosmore Road is a well-presented three-bedroom detached family home in the popular village of New Brighton, just outside Mold and within easy reach of the A55. The property benefits from a large driveway with parking for several vehicles, a detached garage, and a landscaped rear garden designed for low maintenance. Inside, the home offers a spacious living room, modern kitchen with dining area, three well-proportioned bedrooms including an en-suite to the primary, and a stylish family bathroom. A fantastic home in a convenient and sought-after 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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

A well-presented three-bedroom detached house *** NO CHAIN*** located in the sought-after village of New Brighton, on the outskirts of Mold, offering excellent access to local amenities and the A55. New Brighton is a small community village near to the A494(T) road enabling ease of access towards Deeside, Chester and the motorway network. The market town of Mold provides a wide range of shops, schools and Theatre Clwyd complex.

EXTERNAL



The property is approached via a large driveway providing parking for at least four vehicles, leading to a detached single garage. To the front, there is a slate-covered garden area and a tiled entrance porch.

ENTRANCE HALL

2.24 x 2.42 (7'4" x 7'11")



Accessed via a stained-glass wooden door, the hallway features white tiled flooring, a white radiator with cover, pendant lighting, a downstairs WC, and two useful storage cupboards.

W/C

0.89 x 1.54 (2'11" x 5'0")

A downstairs W/C, comprising of a small vanity hand sink, W/C, silver towel rail and a double glazed obscured glass window.

GARAGE

2.62 x 6.14 (8'7" x 20'1")

A detached single garage with an electric roller door, lighting, power, and additional storage in the rafters.

TENURE

FREEHOLD

COUNCIL TAX

Flintshire county council - tax band E

AGENTS NOTES

DIRECTIONS

Cavendish Estate Agents Ltd - Mold 1 High St, Mold CH7 1AZ - Head north-west on High St/B5444 towards Daniel Owen Precinct 390 ft Turn right onto King St/B5444 0.2 mi - At the roundabout, take the 2nd exit onto King St/A5119 Continue to follow A5119 1.3 mi - Turn right onto Bryn Ln 0.2 mi - Turn right onto Moel Fammau Rd 433 ft Turn right onto Gosmore Rd 404 ft - Turn right to stay on Gosmore Rd Destination will be on the left 28 Gosmore Rd New Brighton, Mold CH7 6QN.

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.

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.

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.

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.

LIVING ROOM

3.84 x 3.62 (12'7" x 11'10")

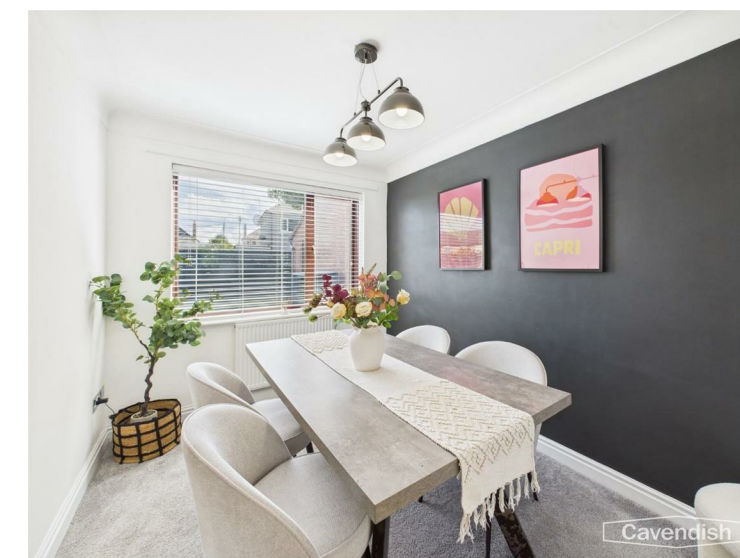


A comfortable reception space with fitted carpet, a feature wall with wooden panelling, an electric fireplace with built-in media and storage units, radiator with cover, pendant lighting, and glazed doors opening directly onto the rear garden.



DINING ROOM

2.39 x 3.14 (7'10" x 10'3")



Located off the kitchen, the dining room features fitted carpet, pendant lighting with three bulbs, a radiator, and a double-glazed window overlooking the garden.

KITCHEN

3.33 x 3.74 (10'11" x 12'3")



Fitted with a range of cream wall and base units complemented by wooden worktops, the kitchen includes a Hotpoint oven and grill, four-ring induction hob with stainless steel splashback and extractor, integrated Hotpoint washing machine, and a stainless steel sink with mixer tap. The room is well lit with a large double-glazed front-facing window.

window, side UPVC door with obscured glass, and six adjustable LED spotlights. The Vaillant gas-fired boiler is also housed here. White tiled flooring and a radiator complete the room.

PRIMARY BEDROOM
3.60 x 3.01 (11'9" x 9'10")



A generously sized double bedroom with fitted carpet, radiator, double-glazed rear window, and a wood-panelled feature wall. A sliding wooden door opens into the en-suite.

ENSUITE
0.97 x 2.99 (3'2" x 9'9")



Fitted with vinyl marble-effect flooring, WC, wash basin set into a grey vanity unit, radiator, and a single shower enclosure with glass bi-fold door and tiled splashback. Includes a shaver point, extractor fan, and obscured double-glazed window.

BEDROOM 2
3.37 x 3.03 (11'0" x 9'11")



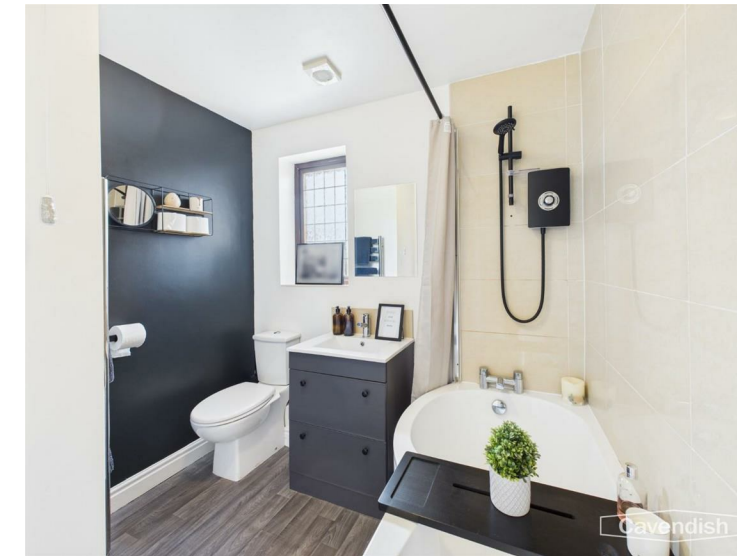
A further double bedroom with carpet flooring, pendant light, radiator, and double-glazed window to the front aspect.

BEDROOM 3
1.98 x 2.99 (6'5" x 9'9")



A single bedroom with fitted carpet, wood panelling to one wall, pendant lighting, radiator, shelving, and a double-glazed window overlooking the rear garden.

BATHROOM
2.35 x 1.97 (7'8" x 6'5")



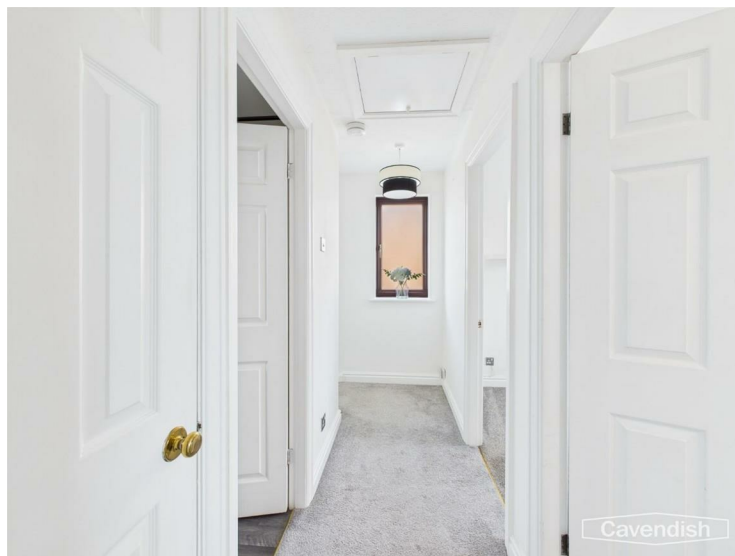
Comprising wood-effect vinyl flooring, white WC, corner bath with tiled surround, black electric shower and curtain, wash basin set into a grey vanity unit with storage, wall-mounted mirror, silver heated towel radiator, and obscured double-glazed window with extractor fan.

GARDEN



The rear garden is designed for low maintenance with a spacious grey slate patio, artificial lawn bordered by railway sleepers, and decorative gravel edging. A grey painted timber fence provides privacy, while access is available to the rear of the garage, where there is an additional storage unit.

LANDING
3.26 x 0.98 (10'8" x 3'2")



Carpeted with a wooden balustrade, the landing enjoys natural light from a large front-facing stained-glass window. There is loft access, a storage/airing cupboard, and doors to the bedrooms and family bathroom.