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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

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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**NEW
£315,000**

Positioned within a quiet cul-de-sac on the outskirts of the popular market town of Mold, this beautifully presented three-bedroom semi-detached new-build by the renowned local builder Whitley Homes offers stylish modern living in a highly convenient location. The property enjoys excellent access to the A55, well-regarded local schools and everyday amenities. Internally, the home features a welcoming entrance hall, a bright front living room and an impressive open-plan kitchen and dining space finished to a high specification with integrated appliances and French doors opening onto the landscaped rear garden. Upstairs provides three well-proportioned bedrooms, including a primary bedroom with ensuite, along with a contemporary family bathroom. Externally, the property benefits from a generous driveway, detached garage and a thoughtfully designed, low-maintenance garden ideal for entertaining. An ideal home for families, professionals or those seeking a modern property in a sought-after Mold location.

LOCATION

The property forms part of the highly successful Parc Broncoed Development situated off Wrexham Road, about a mile from Mold town centre and within a short drive of the A494 road enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities in the town as well as popular restaurants, leisure facilities and a twice weekly market. Schools for all ages are all within walking distance of the development.

CANOPY PORCH

With outside lantern style light and composite double glazed entrance door to the entrance hallway.

ENTRANCE HALLWAY

4.90 x 1.05 (16'0" x 3'5")



DINER



KITCHEN/DINNER



There is ample space for a dining table, and double glazed French doors open directly onto the rear patio and garden, making this an excellent space for family life and entertaining.

UTILITY CUPBOARD



Stepping inside, the welcoming entrance hallway is finished with stylish wood-effect flooring, a wall-mounted radiator and LED recessed spotlights. Stairs rise to the first floor, while a useful under-stairs storage cupboard provides practical everyday storage. Doors lead to the living room, downstairs WC and open-plan kitchen/dining space.

DOWNSTAIRS W/C

1.82 x 0.89 (5'11" x 2'11")

The downstairs cloakroom features matching wood-effect flooring, a white low-flush WC, space-saving hand wash basin with tiled splashback, wall-mounted mirror and radiator. An obscured double-glazed window provides natural light, alongside a ventilation system and ceiling light.

LIVING ROOM

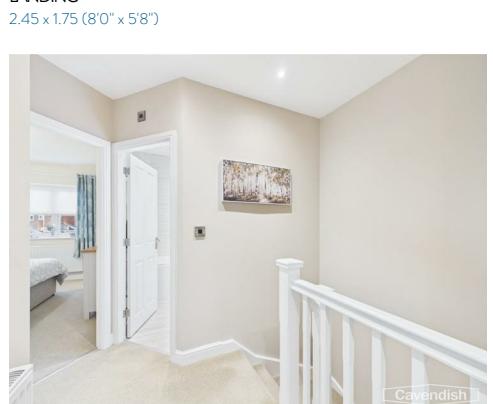
5.38 x 3.20 (17'7" x 10'5")



Positioned to the front of the property, the living room is a comfortable and inviting space, carpeted throughout and fitted with chrome sockets and a white radiator. A large double-glazed bay window overlooks the front aspect, flooding the room with natural light. Two pendant light fittings complete this ideal space for relaxing or entertaining.

Integrated appliances include a Lamona oven and grill, Lamona gas hob with stainless steel extractor, built-in microwave, dishwasher, wine cooler and fridge/freezer. A stainless steel sink with adjustable silver mixer tap sits beneath a double-glazed window overlooking the rear garden, while under-cabinet lighting, LED spotlights and pantry cupboards enhance both practicality and style.

LANDING



Carpeted stairs lead to the first-floor landing, which includes a wall-mounted radiator, LED lighting, loft access via ladder and a useful storage cupboard. Doors lead to all bedrooms and the family bathroom.

PRIMARY BEDROOM

3.85 x 3.13 (12'7" x 10'3")



A spacious and well-presented double bedroom overlooking the rear garden. The room features fitted wardrobes with mirrored sliding doors, a wall-mounted radiator, pendant lighting and double-glazed window.



ENSUITE

1.42 x 2.18 (4'7" x 7'1")



The ensuite is finished with wood-effect laminate flooring and fully tiled walls, incorporating stylish feature tiling within the shower area. The suite includes a corner shower enclosure with sliding glazed doors, mains-powered shower, white WC and wash basin set within a vanity unit with illuminated mirror above. Additional features include LED lighting, extractor fan, chrome heated towel rail and an obscured double-glazed window.



Another well-proportioned double bedroom with built-in wardrobes with sliding doors, carpeted throughout and fitted with a radiator and pendant lighting. Double-glazed windows overlook the front of the property, allowing plenty of natural light.



BEDROOM 3

2.26 x 2.27 (7'4" x 7'5")



FAMILY BATHROOM

2.04 x 2.17 (6'8" x 7'1")



A versatile third bedroom, currently utilised as a home office. Carpeted with a radiator, pendant light fitting and double-glazed window to the front elevation. The room benefits from useful built-in storage cupboards with double opening doors.



GARAGE

5.55 x 2.86 (18'2" x 9'4")

The single detached garage benefits from power and lighting and provides excellent storage or potential workspace, with rear access from the garden.



COUNCIL TAX

* Council Tax Band D - Flintshire County Council.



AGENTS NOTES

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

* The property is on a water meter.

* There are digital thermostats controlling the ground floor and first floor.

* There is a Smart meter for the electric provided by Octopus Energy.

* The property was built in 2018.



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.