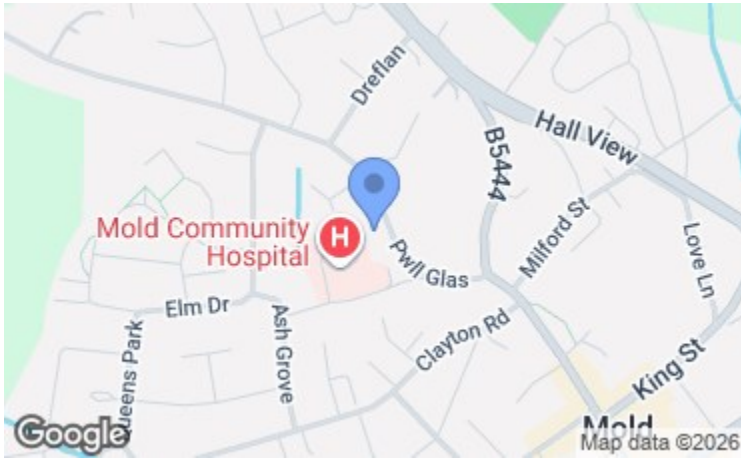




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC 			

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

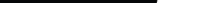
PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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.







Cavendish

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Hemington Pwll Glas Mold, CH7 1RA	NEW £600,000
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A substantial and characterful five-bedroom Victorian detached residence, ideally positioned within walking distance of the vibrant market town of Mold. Offering an abundance of period charm, generous living accommodation and versatile cellar space, this impressive family home combines elegant Victorian features with practical modern family living.

Set behind mature gardens with extensive off-road parking, the property benefits from a detached double garage, additional single garage and beautifully established rear gardens designed for both relaxation and entertaining. Internally, the home boasts multiple reception rooms with original fireplaces, high ceilings and decorative coving, alongside a spacious kitchen, utility room and five well-proportioned bedrooms.

A true standout feature is the extensive cellar accommodation, offering exciting potential for conversion into a home office, studio, gym or annexe subject to any necessary consents. Outside, the rear garden provides a wonderful private retreat with mature planting, raised seating areas and a charming restored gypsy caravan creating a unique focal point.

Rarely do properties of this size, character and location become available on the Mold market, making this a superb opportunity for growing families seeking a distinctive period home with outstanding future potential.

Location



Located within walking distance of the historic market town of Mold on Pwll Glas, the property enjoys excellent access to a wide range of local amenities including independent shops, caf  s, supermarkets, restaurants and highly regarded schools. Mold is well known for its thriving community atmosphere, popular street market and excellent leisure facilities. The town also provides convenient commuter access to Chester, Wrexham, Liverpool and Manchester via the nearby A55 expressway. Surrounded by beautiful Flintshire countryside and close to the Clwydian Range Area of Outstanding Natural Beauty, the location offers the perfect balance between town convenience and outdoor lifestyle opportunities.

External

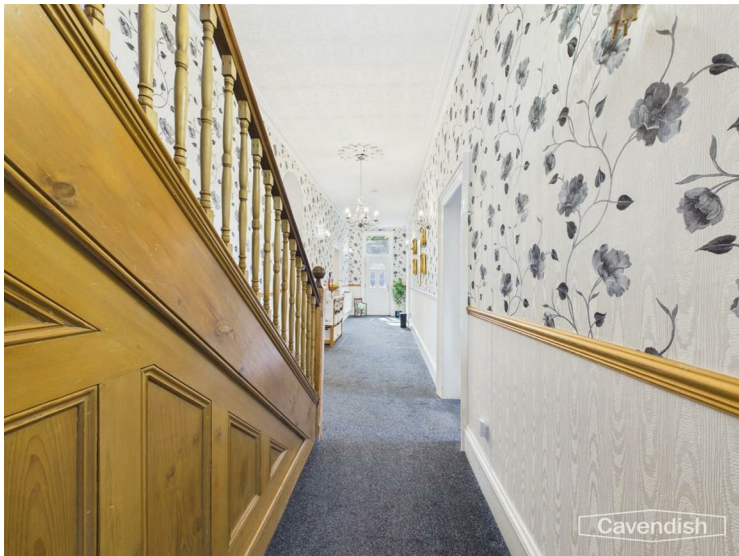


The property is approached via mature front gardens with established planting, gravel pathways and paved access leading to the impressive Victorian fa  ade. Extensive

off-road parking is provided via a large driveway leading to the detached double garage and additional single garage.

Entrance hallway

3.971.33 (13'0" 4'4")



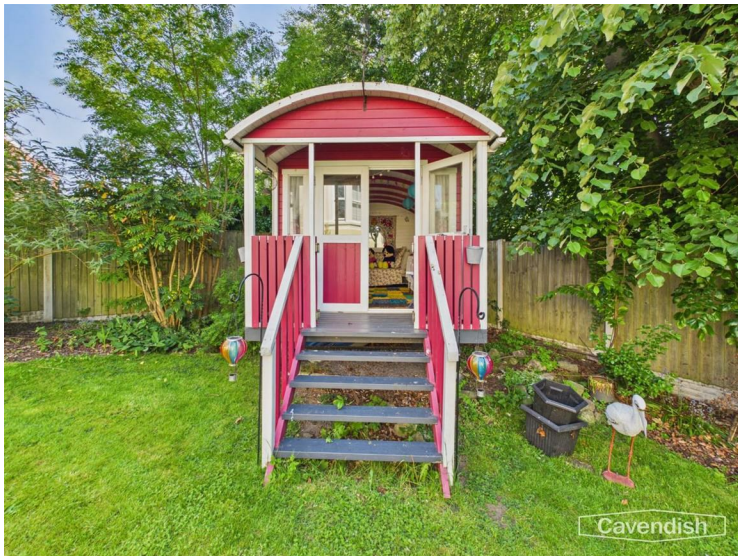
A welcoming entrance hallway full of Victorian charm, featuring attractive flooring, high ceilings and decorative detailing. Carpeted stairs with original wooden balustrade rise to the first floor, while doors provide access to the main ground floor accommodation. Radiator, ceiling lighting and useful circulation space create a grand first impression.

Downstairs Hallway

1.96 x 11.27 (6'5" x 36'11")



Shepard's Hut



A charming and characterful feature within the garden currently used as a relaxing retreat space, adding individuality and charm to this already distinctive home.

Tenure

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

Council Tax

* Council Tax Band G - Flintshire County Council.

AML Checks

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of   54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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.

Award Wining 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 High St/B544446 ft 0.2 mi Turn left onto Pwll Glas0.1 mi House will be on the left Hemington Pwll Glas
Mold CH7 1RA

Bedroom 5

3.97 x 2.89 (13'0" x 9'5")



A versatile additional bedroom with fireplace, radiator and double glazed windows. Perfect for growing families, guest accommodation or home working space. Currently being used as a hobby space.

Family Bathroom

4.05 x 2.49 (13'3" x 8'2")



Fitted with a white suite comprising bath, separate shower enclosure, WC and wash basin. Complemented by tiled walls, useful storage and obscured double glazed window providing natural light and ventilation.

Cellar

122 square meters or 1313 square ft

A large versatile cellar room currently carpeted and offering excellent additional storage or hobby space with radiator. Potential for further conversion subject to permissions. A useful secondary cellar room with natural light from front facing windows and radiator. Ideal for workshop, gym or studio use. An adaptable additional room providing further storage or future development potential with another three further rooms. The cellar collectively offer exciting opportunities for annex accommodation or home office conversion.

Double garage

A substantial detached garage with power and lighting, ideal for vehicle storage, workshop use or hobbies.

Single Garage

Further detached garage space with power and lighting, providing excellent additional storage or parking flexibility.

Rear Garden



A beautifully maintained and highly private rear garden featuring mature trees, lawned areas, raised flower beds and multiple seating areas. A restored Shepard's Hut creates a unique garden retreat while pathways and entertaining spaces make the garden ideal for families and outdoor living.

Side Entrance

2.07 x 1.46 (6'9" x 4'9")

Located off the rear entrance, the secondary hallway provides practical everyday access to the property with further doors leading to the kitchen, utility area, cellar and garden. A useful additional entrance for family living.

Kitchen

4.01 x 2.85 (13'1" x 9'4")



A spacious family kitchen fitted with a range of cream wooden wall and base units complemented by contrasting work surfaces. Features include a Rangemaster gas cooker with extractor above, stainless steel sink with drainer, tiled splashbacks and ample storage throughout. Large windows overlook the rear garden while inset lighting and USB charging points provide practical modern touches. The kitchen opens naturally into the breakfast area creating an excellent entertaining space.

Breakfast Room/ Dining Room

4.01 x 3.74 (13'1" x 12'3")



Positioned between the kitchen and reception areas, this versatile room provides an ideal informal sitting or breakfast area. Featuring exposed brick fireplace with timber mantle and two inbuilt wooden storage cupboards either side, radiator and ample space for dining furniture, the room creates a cosy yet sociable family environment.

Dining Room/ Reception 2

4.18 x 4.80 (13'8" x 15'8")



A beautifully proportioned formal dining room with large double glazed windows, decorative Victorian detailing and feature fireplace with marble surround. High ceilings and traditional coving further enhance the character of this impressive entertaining space.

Living Room
4.19 x 4.82 (13'8" x 15'9")



An elegant principal reception room enjoying dual aspect double glazed windows allowing natural light to flood the space. Features include decorative coving, high ceilings, two radiators and an attractive period fireplace with slate hearth and timber mantle creating a superb focal point. A spacious and inviting room ideal for relaxing or entertaining.

Downstairs Bathroom
4.01 x 2.86 (13'1" x 9'4")



Fitted with a walk-in shower enclosure with glazed screens, WC and wash basin. Finished with marble effect panelling, towel radiator and attractive Victorian-inspired features, this is a particularly useful addition to the ground floor accommodation.

Utility Room
4.00 x 2.86 (13'1" x 9'4")



A highly practical utility room offering additional worktop space, plumbing for washing appliances and further storage. The room also houses the gas fired boiler and fuse board, making it an excellent functional space for modern family living.

Landing
2.03 x 12.82 (6'7" x 42'0")



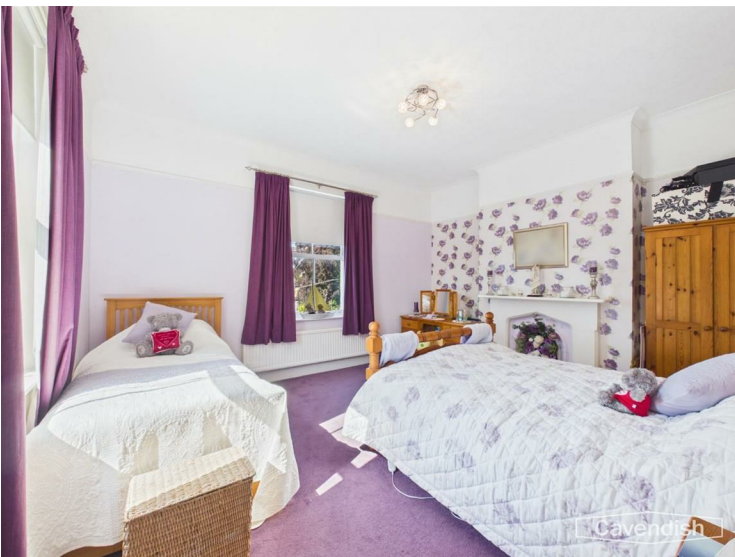
A spacious and light-filled landing area with large feature windows allowing excellent natural light. Carpeted flooring, original balustrades and decorative detailing continue the elegant Victorian style throughout the first floor.

Primary Bedroom
4.18 x 4.46 (13'8" x 14'7")



A generously sized principal bedroom enjoying dual aspect windows, decorative coving and feature fireplace. The room offers ample space for large bedroom furniture while built-in wardrobes provide useful storage solutions. A bright and elegant main bedroom full of character.

Bedroom 2
4.21 x 4.81 (13'9" x 15'9")



A spacious double bedroom with large double glazed windows, radiator, decorative coving and attractive feature fireplace. A beautifully proportioned room ideal for family or guests.

Bedroom 3
4.00 x 4.32 (13'1" x 14'2")



Another excellent sized double bedroom with carpeted flooring, radiator and double glazed windows overlooking the gardens. Traditional Victorian proportions and high ceilings continue throughout.

Bedroom 4
4.03 x 4.37 (13'2" x 14'4")



A well-proportioned bedroom enjoying natural light from double glazed windows alongside period detailing and radiator. Ideal as a guest room, nursery or home office.