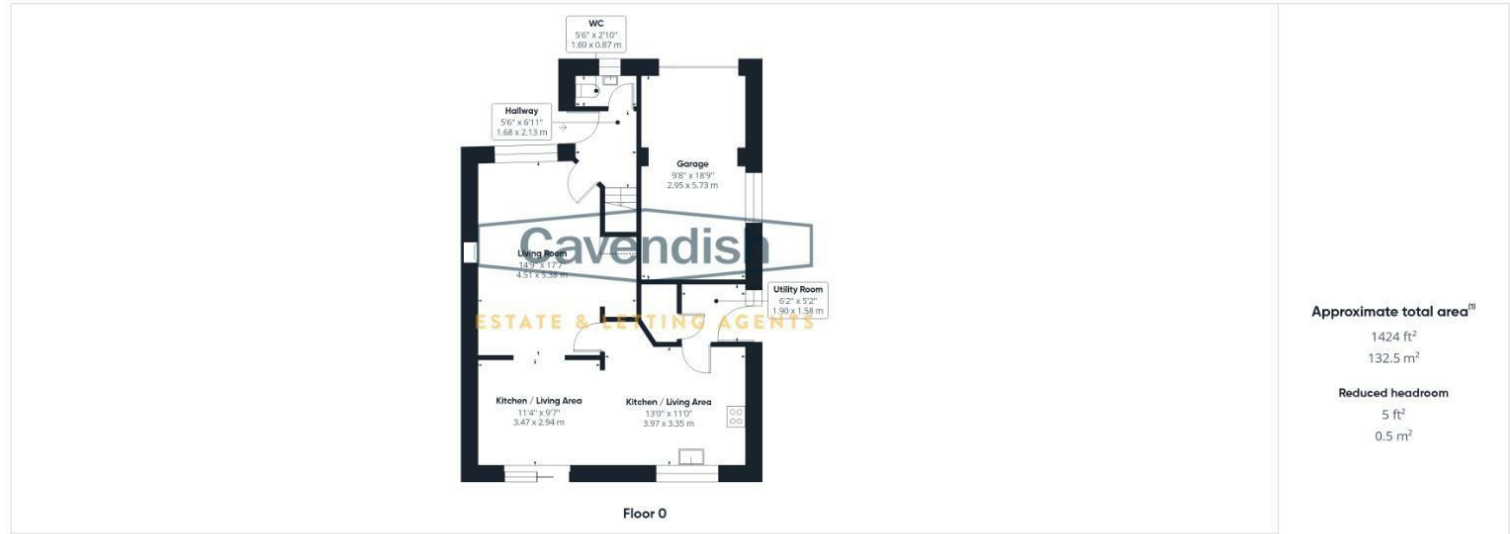


32 Ffordd Trem Y Foel, Mold, CH71NG





Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating

1424 ft<sup>2</sup>  
132.5 m<sup>2</sup>

**Reduced headroom**

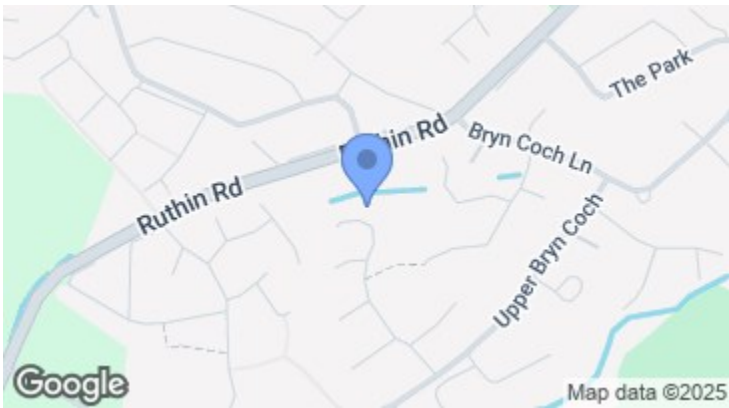
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>


(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.

**GIRAFFE360**


Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p><b>63</b></p>	<p><b>81</b></p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2002/91/EC



**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and

**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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A wide panoramic photograph showing a brick building with a chimney on the left, a tall antenna or tower in the center, and bare trees on the right, all under a clear blue sky.



<b>32 Ffordd Trem Y Foel</b> Mold, CH7 1NG	<b>NEW</b> <b>£400,000</b>
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Set within a peaceful, well-established residential area on the outskirts of Mold, this welcoming family home offers the perfect balance of comfort, space and convenience. Elevated and attractively positioned on a gentle curve of the road, the property enjoys an open outlook and a sense of privacy that immediately sets the tone on arrival.

Step inside and you're greeted by a warm, inviting hallway that leads effortlessly into the heart of the home. The living room is a cosy yet stylish retreat, ideal for relaxing evenings by the fire or quiet moments curled up in the charming under-stairs reading nook. Flowing through elegant arched openings, the home opens up into a bright dining area and kitchen — a sociable layout that works perfectly for everyday family life as well as entertaining friends. Sliding patio doors connect the dining space to the garden, creating a seamless indoor-outdoor feel during the warmer months.

The rear garden is a true highlight, offering a private and well-kept space for all ages. Whether enjoying morning coffee on the patio, hosting summer barbecues, or watching children play safely on the lawn, this enclosed garden is designed for relaxed, easy living.

Upstairs, four well-proportioned bedrooms provide flexible accommodation to suit growing families, guests or home working. The principal bedroom benefits from its own en-suite, creating a calm and private retreat, while the remaining bedrooms are served by a modern family bathroom.

With a driveway and integral garage, excellent access to Mold town centre, local schools, countryside walks and commuter routes via the A5119 and A55, this home is ideally placed for modern family life. Offering space to grow, areas to unwind and a location that combines tranquillity with convenience, this is a home designed to be enjoyed from the moment you move in.

Location



This property is situated within a quiet and well-regarded residential area on the outskirts of Mold, enjoying an elevated position with pleasant surroundings. The property benefits from convenient access to Mold town centre, which offers a wide range of shops, cafés, schools and leisure facilities. Excellent road links connect the area to the A5119 and A55, providing easy commuting to Chester, Wrexham and the wider North Wales region. The location combines a peaceful setting with practical access to local amenities and transport links, making it ideal for families and professionals alike.

External



This lovely home sits on a gentle curve in the road, giving it a nice open feel. It has a smart block-paved drive leading to the integral garage and a neat front lawn. The enclosed rear garden offers an attractive and private outdoor space featuring a paved patio seating area, a well-kept lawn, wooden fencing, and a substantial hedge to the rear providing privacy. Ideal for relaxing, entertaining, or family play.

Entrance Hallway



A green uPVC front door with stained-glass detail opens into a welcoming entrance hallway. The space is carpeted and benefits from a radiator, a useful storage shelf, and a hanging light pendant. Doors lead to the downstairs accommodation.

Downstairs WC

Conveniently located off the hallway, the ground floor WC features tiled flooring, a low-level WC, hand basin with tiled splashback, radiator, and a circular double-glazed window allowing natural light.

Living Room



To the right of the hallway is the bright and inviting living room, fitted with carpet flooring and a large double-glazed window overlooking the front garden. The room features a grey quartz hearth with gas fire and white wooden mantel. A charming open cubbyhole beneath the stairs is currently used as a cosy reading nook, adding character to the space. Coving to the ceiling and a central pendant light complete the room. An arched opening flows through into the dining area.

Dining Room



The dining space enjoys light ash herringbone-effect vinyl flooring, radiator, hanging pendant light, and sliding patio doors opening out to the rear garden—perfect for indoor/outdoor entertaining. A second arched opening leads seamlessly into the kitchen.

Kitchen



The kitchen is fitted with a combination of grey wall and base units with a contrasting white worktop and patterned blue-and-white tiled splashback. Features include a black composite sink with chrome mixer tap, double-glazed window overlooking the rear garden, energy-efficient ceiling spotlights, Hotpoint gas hob with extractor above, oven and grill, integrated dishwasher, and radiator. A secondary door connects back to the lounge for versatile flow.

Utility Room



Continuing the wood-effect vinyl flooring, the utility room provides space and plumbing for a washing machine and dryer. Additional storage is provided by a cream wall cupboard and wooden-effect worktop. The room also houses a storage cupboard, fuse board, and has an obscured-glass

uPVC door leading to the side of the property and rear garden.

First Floor Landing

Carpeted stairs with a white handrail lead to the first-floor landing, which is carpeted throughout and includes loft access, coved ceilings, and a pendant light. Doors lead to all four bedrooms and the family bathroom.

Master Bedroom



Located at the rear, the spacious primary bedroom is carpeted and features a double-glazed window overlooking the garden, radiator, pendant light, and ample space for bedroom furniture.

En Suite



The en-suite shower room includes vinyl tile-effect flooring, corner shower with mains-fed adjustable showerhead, white WC, sink with vanity mirror unit, grey tiled splashback, extractor fan, and an obscure-glazed side window for ventilation.

Bedroom Two



A generous double bedroom positioned at the front of the

property, featuring carpeted flooring, radiator, double-glazed window, and a large built-in wardrobe offering excellent storage.

Bedroom Three



Another well-proportioned double bedroom with carpet flooring, radiator, double-glazed rear window, and neutral decor.

Bedroom Four



A small double room with carpeted flooring, radiator, pendant light, and dual-aspect double windows flooding the space with natural light—ideal as a child's room, study, or hobby space.

Family Bathroom



The family bathroom features wood-effect vinyl flooring, a panelled bath with cream tiled splashback, WC, hand basin, double-glazed window, shaver point, radiator, extractor system, and a useful airing cupboard for storage.

DIRECTIONS

From High Street (B5444), head south-east towards Chester Street (A5119). Turn right onto New Street (A5119)

and continue for approximately 0.4 miles. Take a left turn onto Bryn Coch Lane, then after a short distance turn right onto Upper Bryn Coch. Continue for around 0.2 miles before turning right onto Ffordd Trem Y Foel, where the property will be found on the right-hand side.

TENURE

Freehold

COUNCIL TAX

Flintshire County Council- Band F

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.

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VIEWINGS

By appointment through the Agent's MOLD office 01352 751515

FLOOR PLANS - included for identification purposes only, not to scale.