

| 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 | 72 | 77 |

| 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 | | |

20 Ffordd Trem Y Foel
Mold, Flintshire
CH71NG

Offers In Excess Of
£435,000

An immaculately presented four-bedroom detached house situated in a sought-after residential area of Mold. This impressive home offers spacious and versatile accommodation, including a contemporary open-plan kitchen with island, two reception rooms, a bright sunroom, and four well-proportioned bedrooms, with the principal bedroom benefiting from an en suite. Externally, the property enjoys a landscaped low-maintenance garden, a private driveway providing off-road parking for several vehicles, electrical car charging point and an integral garage. Conveniently located for Mold town centre, local amenities, well-regarded schools, and excellent transport links, this property presents an ideal opportunity for families and professionals alike.

LOCATION

Ffordd Trem y Foel forms part of the noted and highly sought after St Mary's Park development on the outskirts of Mold. The town centre affords a good range of shops catering for most daily needs and local schools for all ages are available within walking distance. Ffordd Trem y Foel is a beautifully presented four-bedroom detached home, offering generous living spaces, a landscaped garden, and modern finishes throughout. With an electric car charging point, stylish interiors, and versatile rooms, it's a home ready to move straight into and enjoy.

EXTERNAL

As you arrive, a smart brick-paved driveway provides parking for three cars and leads to the integral garage. Electric car charging point. Attractive flowerbeds, a neat front lawn, and a slate side pathway with gated access complete the property's appealing frontage.

ENTRANCE HALLWAY

3.12 x 1.65 (10'2" x 5'4")



A welcoming entrance with cream tiled flooring, hanging light pendant, radiator with wooden cover, and carpeted staircase with wooden balustrade leading to the first floor.

DOWNSTAIRS W/C

0.98 x 1.70 (3'2" x 5'6")

Fitted with a white WC and hand basin with chrome mixer tap, tiled flooring, radiator, and an obscured double-glazed window to the front.

LIVING ROOM

5.39 x 4.45 (17'8" x 14'7")



The living room sits to the front of the property, a cosy yet

**TENURE**

Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

DIRECTIONS

Cavendish Estate Agents 1 High St, Mold CH71AZ - Head south-east on High St/B5444 towards Chester St/A5119n20 ft - Turn right onto New St/A5119 Continue to follow A5119 0.4 mi - Turn left onto Bryn Coch Ln 0.1 mi - Turn right onto Upper Bryn Coch 0.2 mi Turn right onto Ffordd Trem Y Foel Property will be on the right.

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.

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.

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.

PRIORITY BUYERS 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.

FAMILY BATHROOM

1.60 x 2.40 (5'2" x 7'10")



Finished with cream tiled flooring and walls, fitted with a white suite comprising bath with mosaic surround and overhead rainfall shower, glass shower screen, vanity sink with storage, WC, and heated towel rail. Obscured double-glazed window to the side.

GARAGE

2.86 x 2.76 (9'4" x 9'0")

The integral garage has an up-and-over door, power, lighting, water supply, and additional storage space in the eaves.

GARDEN



The rear garden has been thoughtfully landscaped for both enjoyment and low maintenance. Black slate pathways and patios weave around raised flowerbeds filled with shrubs and plants, with plenty of seating areas to relax or entertain. A vegetable patch, wood store, and mature trees at the boundary add both charm and privacy



spacious retreat with wooden flooring and a charming wood-burning stove set on a granite hearth with wooden mantel. A large window floods the room with light, while an alcove under the stairs adds practical versatility.

KITCHEN

3.44 x 3.95 (11'3" x 12'11")



A modern and stylish fitted kitchen with white wall and base units, granite worktops, and a central island with breakfast seating. Integrated appliances include an AEG double oven, induction hob with stainless steel extractor, dishwasher, and fridge/freezer. A glass splashback and chrome switches enhance the contemporary look. A large double-glazed window frames views over the rear garden.



Utility Hall

UTILITY

2.72 x 2.76 (8'11" x 9'0")



Fitted with matching storage units and worktops, with space for a washing machine and dryer. Houses the Worcester gas boiler and Hive heating system. Obscured double-glazed window to the side and external UPVC door to the garden.

SECOND RECEPTION ROOM

2.94 x 3.40 (9'7" x 11'1")

A versatile space with wooden flooring and radiator, ideal as a snug or dining room.

SUNROOM

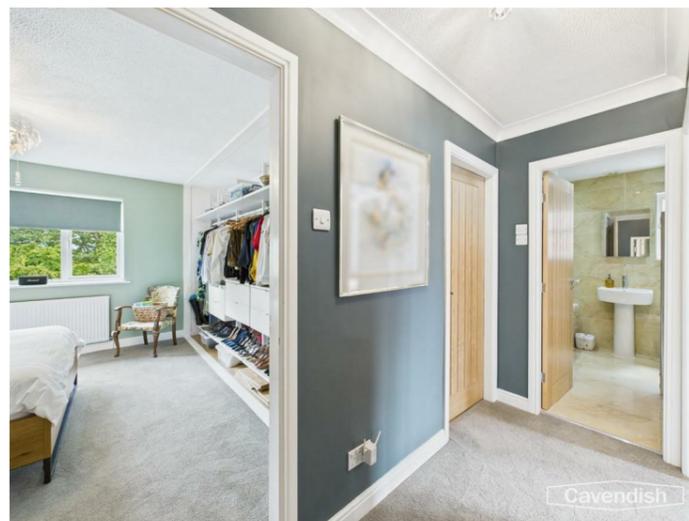
3.18 x 3.89 (10'5" x 12'9")



Opening from the second reception, the sunroom is a fantastic year-round living area with an insulated roof, full-height double-glazed windows, vertical radiator, and ceiling spotlights. Double doors open directly onto the rear patio and garden

LANDING

1.01 x 2.89 (3'3" x 9'5")



Carpeted with pendant light and loft access (partially boarded) with doors leading to the bedrooms.

PRIMARY BEDROOM

3.89 x 3.94 (12'9" x 12'11")



A spacious double with carpeted flooring, radiator, and rear-facing double-glazed window. Full-length fitted wardrobes with shelving and hanging space.



ENSUITE

1.78 x 1.92 (5'10" x 6'3")



Tastefully fitted with tiled flooring and walls, vanity unit with inset basin, concealed WC, heated towel rail, and a corner shower enclosure with rainfall and handheld showers. Obscured window to the side.

BEDROOM 2

3.32 x 3.44 (10'10" x 11'3")



A generous double with wooden laminate flooring, radiator, adjustable spotlights, built-in wardrobe, and front aspect double-glazed window.

BEDROOM 3

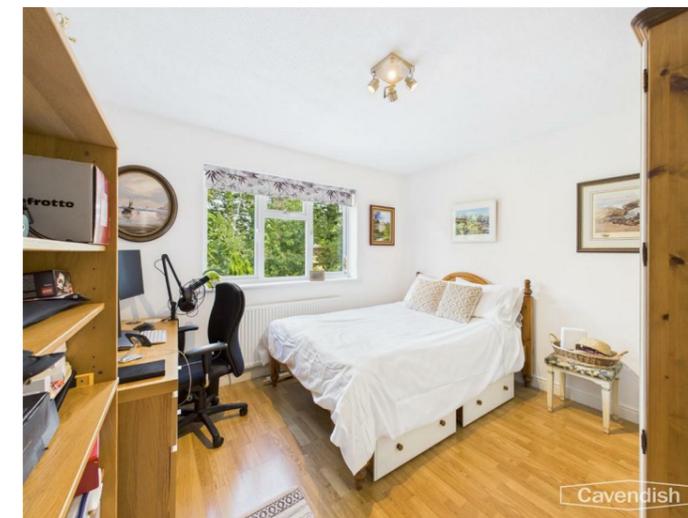
2.60 x 2.93 (8'6" x 9'7")



A double bedroom with wooden laminate flooring, radiator, and dual-aspect windows to the front and side.

BEDROOM 4

3.34 x 3.45 (10'11" x 11'3")



Another double with wood laminate flooring, radiator, pendant light, and double-glazed window overlooking the rear garden.