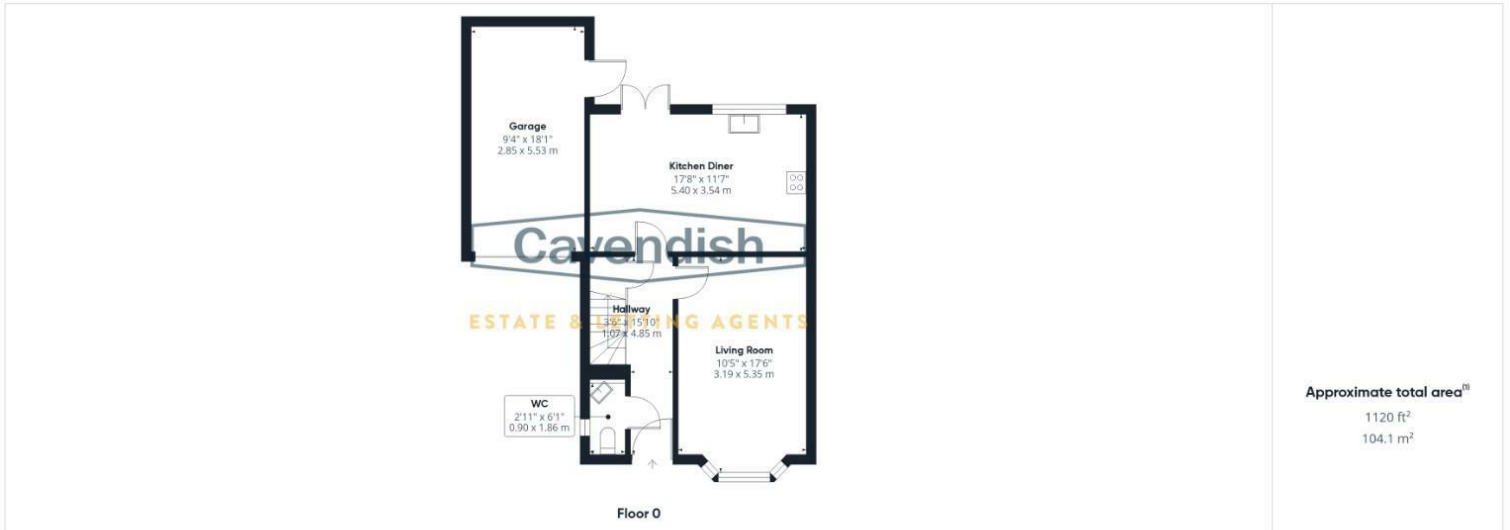


4 Ffordd Y Gwanwyn, Mold, Flintshire, CH71FR



Approximate total area⁽⁸⁾

1120 ft²

104.1 m²



(1) Excluding balconies and terraces

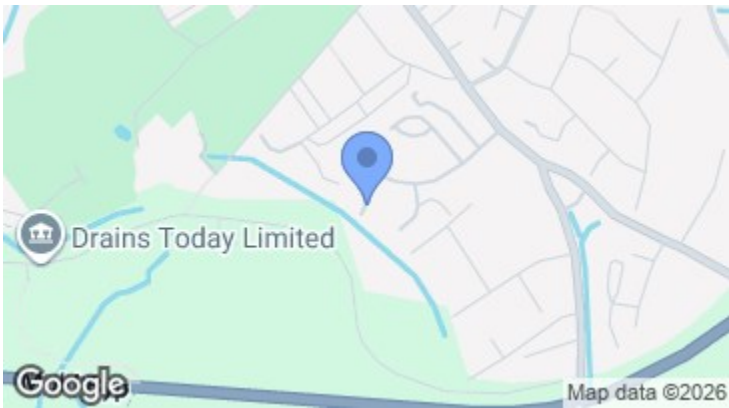
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		83	94
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



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.

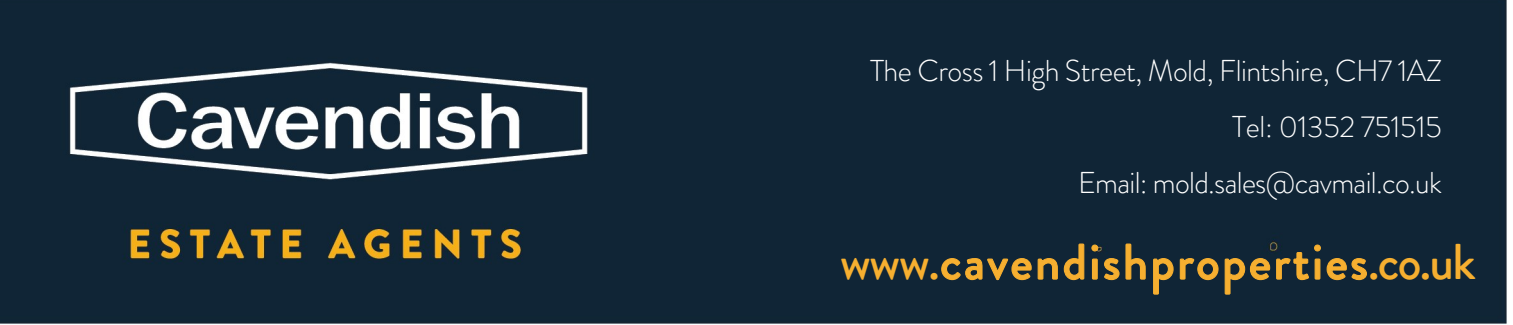
MISREPRESENTATION ACT 1967

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.



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4 Ffordd Y Gwanwyn	Price
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Mold, Flintshire, CH7 1FR	£305,000
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Price
£305,000

A beautifully presented three-bedroom semi-detached home occupying a cul-de-sac position convenient for Mold town centre. Situated on the edge of Mold, this attractive modern property forms part of the highly regarded Broncoed Parc development F. G. Whitely. The location offers easy access to local schools, leisure facilities and the A494, providing excellent links to Chester, Deeside and the wider motorway network. The stylishly finished accommodation comprises: canopy porch, entrance hallway with spindled staircase and built-in understairs storage, ground floor WC, and a light and airy living room with bay window to the front. To the rear is a superb open-plan kitchen and dining area fitted with high-gloss cabinetry, quartz worktops and integrated appliances, with French doors leading out to the garden. To the first floor, the landing features a useful built-in linen cupboard and leads to the principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, and a well-appointed family bathroom. The property benefits from uPVC double glazing and gas-fired central heating via a Worcester combination condensing boiler. Externally, there is a crushed slate frontage and a generous block-paved driveway providing parking and leading to a single brick-built garage. The rear garden has been attractively landscaped with a flagged patio, steps rising to a neatly maintained lawn and raised, well-stocked borders with wooden sleeper edging.

A modern, move-in ready home close to an excellent range of amenities – early viewing is highly recommended.

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.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

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

ENTRANCE HALLWAY



Recessed ceiling spotlights, mains connected smoke alarm, digital thermostatic heating controls, single radiator and turn spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the living room, dining/kitchen and downstairs WC.



DOWNSTAIRS WC

2.16m x 0.89m (7'1" x 2'11")



White suite with chrome style fittings comprising: low-level dual flush WC; and corner pedestal wash hand basin with mixer tap and tiled splashback. Tiled floor, single radiator with thermostat, display shelf, ceiling light point, extractor, and uPVC double glazed window with obscure glass.

LIVING ROOM

5.33m into bay x 3.18m (17'6" into bay x 10'5")



uPVC double glazed bay window overlooking the front, double radiator with thermostat, two ceiling light points, TV aerial point, and telephone point.

DINING/KITCHEN

5.41m x 3.56m (17'9" x 11'8")



Feature open-plan dining/kitchen with tiled floor throughout incorporating a fitted kitchen and dining area.

KITCHEN



Fitted with a comprehensive range of high gloss fronted base and wall

level units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset one and a half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring gas hob with glass splashback, chimney style LED kickboard lighting, under-cupboard LED lighting, wall cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, and uPVC double glazed window overlooking the rear garden.

DINING AREA



Double radiator with thermostat, recessed ceiling spotlights, and uPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING



With spindled balustrade and wooden handrail, access to loft space, recessed LED ceiling spotlights, mains connected smoke alarm, digital thermostatic heating controls, single radiator, and built-in linen cupboard with slatted shelving and light point. Doors to bedroom 1, bedroom 2, bedroom 3 and family bathroom.

PRINCIPAL BEDROOM

3.84m to front of wardrobe x 3.18m (12'7" to front of wardrobe x 10'5")



uPVC double glazed window overlooking the rear garden, ceiling light point, single radiator with thermostat and fitted full height double wardrobe with sliding doors having hanging space and shelving. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.16m x 1.45m (7'1" x 4'9")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screens and curved glazed sliding door; wall mounted wash hand basin with mixer tap and storage drawer beneath; and low-level dual-flush WC. Part-tiled walls, electric shaver point, tiled floor, extractor, two recessed ceiling spotlights, chrome ladder style towel radiator with thermostat, and uPVC double glazed window with obscure glass.

BEDROOM 2

4.14m x 3.07m (13'7" x 10'1")



uPVC double glazed window overlooking the front, ceiling light point, and single radiator.

BEDROOM 3

2.29m x 2.29m (7'6" x 7'6")



uPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and useful built-in over-stairs storage cupboard.

FAMILY BATHROOM

2.16m x 2.03m (7'1" x 6'8")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower over and glazed shower screen; wall mounted wash hand basin with mixer tap and storage drawer beneath; and low-level dual-flush WC. Wall tiling to bath and shower area, part-tiled walls, tiled floor, electric shaver point, recessed LED ceiling spotlights, chrome ladder style towel radiator with thermostat, extractor, and uPVC double glazed window with obscure glass.

OUTSIDE FRONT



To the front there is an easy to maintain crushed slate area. A block paved driveway extends to the side which leads to a single garage. Outside lantern style light. External gas and electric meter cupboards to side.

GARAGE

5.46m x 2.84m (17'11" x 9'4")

Single garage with up and over garage door, fluorescent strip light, useful roof storage area, power, plumbing for washing machine, and side personal door.

OUTSIDE REAR



To the rear the garden has been attractively landscaped with a flagged patio and steps leading up to a neat laid lawn with well stocked raised borders and wooden sleepers, Outside lantern style light, and outside water tap.



DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street for approximately one mile. Follow the Wrexham Road and take the turning right into Ffordd Byrnwr Gwair. Follow the road into the development and take the fourth turning left into Ffordd Y Gwanwyn and the property will then be found a short distance on the right-hand side.

TENURE

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

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.

*ANTI MONEY LAUNDERING REGULATIONS

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.

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.

*EXTRASERVICES - REFERRALS

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.

VIEWING

By appointment through the Agents Mold Office 01352 751515.

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

PS/SLC
Amended JH
Amended JH