

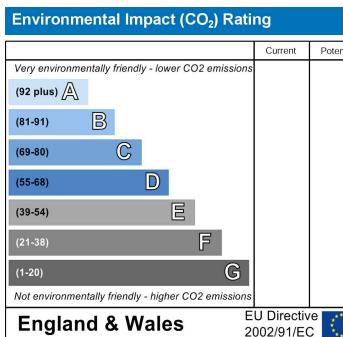
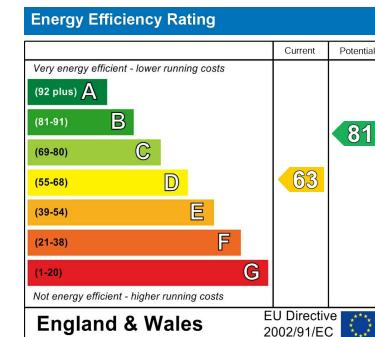
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PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior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

MISREPRESENTATION ACT 1967

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

ESTATE AGENTS

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32 Ffordd Trem Y Foel

Mold,
CH71NG

**NEW
£400,000**

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



Entrance Hallway

1.68 x 2.13 (5'6" x 6'12")



Dining Room

3.47 x 2.94 (11'5" x 9'8")



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



Living Room

4.51 x 5.38 (14'10" x 17'8")



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.

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.

Kitchen

3.97 x 3.35 (13' x 10'12")



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

1.90 x 1.58 (6'3" x 5'2")



Continuing the wood-effect vinyl flooring, the utility room provides space and plumbing for a washing machine and

Bedroom Two

3.54 x 3.36 (11'7" x 11')



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

2.90 x 0.95 (9'6" x 3'1")



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

4.00 x 3.90 (13'1" x 12'10")



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

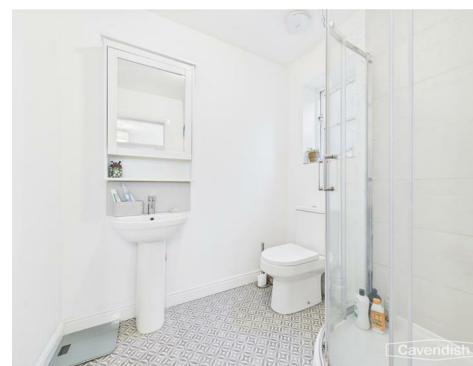
3.47 x 3.42 (11'5" x 11'3")



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

1.95 x 1.81 (6'5" x 5'11")



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 Four

2.97 2.59 (9'9" 8'6")



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

1.95 x 1.81 (6'5" x 5'11")



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.

PRIORITY INVESTORS 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.