



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 CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

10 Lon Cae Del
Mold,
CH71QX

NEW
£240,000

NO ONWARD CHAIN

A well-appointed three-bedroom semi-detached home with garage, forming part of a popular residential development on the periphery of the town and conveniently located close to well-established schools.

Offering ideal family-sized accommodation, In brief, the accommodation comprises a welcoming reception hall, a spacious through lounge/dining room featuring a fireplace and French doors opening onto the rear garden, a well-equipped kitchen, first floor landing, three bedrooms, and a family bathroom.

Externally, the property enjoys ample off-road parking to the front, a single garage, and an enclosed rear garden laid mainly to lawn with a patio seating area—ideal for outdoor dining and family enjoyment.

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.



Entrance Hall

uPVC entrance door with frosted side panel. Radiator, power points, and stairs rising to the first floor. Useful under-stairs storage cupboard and doors leading to principal rooms.

Kitchen

Galley-style kitchen with window to the side elevation and part-tiled walls. Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink. Space for cooker with extractor fan and induction hob, fridge/freezer, and plumbing for a washing machine. Breakfast bar and serving hatch to the dining area. uPVC door with frosted glass panel leading to the rear patio.

Living / Dining Room

Spacious open-plan living and dining area with window to the front elevation and French doors opening onto the rear garden. Feature gas fireplace with marble surround, radiator, power points, and serving hatch to the kitchen.

**First Floor Landing**

uPVC frosted window to the side elevation. Loft access and doors leading to all rooms.

Bedroom One

uPVC Window to the front elevation. Fitted wardrobes and overhead storage units. Radiator and power points.

Bedroom Two

uPVC window to the rear elevation with attractive south-west facing countryside views. Fitted wardrobes and storage cupboard housing the Worcester boiler. Radiator and power points.

**Bedroom Three**

uPVC window to the front elevation. Fitted wardrobe, radiator, and power points.

Family Bathroom

Opaque frosted window to the rear elevation. Tiled walls, low-level WC, wash hand basin, and panelled bath with shower over. Radiator.

Garage

Detached garage with up-and-over door, power supply, and side access door.

External

Two-tiered rear garden comprising a patio seating area and tiered lawn. Driveway providing off-road parking and access to the detached garage. Additional versatile

space to the side and gated access. Enjoying south-west facing countryside views.

TENURE

Understood to be freehold

COUNCIL TAX

Flintshire county council tax band D

ANTI-MONEY LAUNDERING

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.

AWARD WINNING LETTINGS SERVICES

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

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. After the right hand bend take the right hand turn into the Hafod Park Estate and follow the road up around to the left and then take the second left hand turn for Lon Cae Del. At the 'T' junction bear left whereupon the property will be found on the immediate right hand side.