

Ruthin Road, Cadole, Flintshire, CH7 5LL
O.I.R.O £339,950 MM11070



DESCRIPTION: Situated in this much sought after and favoured location is this spacious 4 bedroom semi detached cottage which requires some updating with living accommodation to briefly comprise entrance hall, lounge with feature Inglenook style fireplace, rear hall, downstairs shower room, dining room, fitted kitchen and to the first floor there are 4 bedrooms and a family bathroom. The accommodation is complimented by Oil fired radiator heating and externally there are generous gardens to the front and rear, the rear having a pleasant open aspect. As selling agents we recommend an inspection of the property to fully appreciate the location and the potential the property offers. FREEHOLD. COUNCIL TAX BAND E.

ANGELA WHITFIELD – RESIDENT PARTNER

Viewing by arrangement through the Shotton Office

33 Chester Road. West Shotton. CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: From the agents Mold office turn left and proceed through the traffic lights and out of town along the Ruthin Road, at the roundabout take the 2nd exit and continue through Gwernymynydd and on into Cadole and the property will be noted on the left hand side via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION Situated in a popular and sought after village location with easy access to the market town centre of Mold with a range of facilities and schools for all ages and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Oil fired radiator heating installed.

ENTRANCE HALL: Feature exposed stone to one wall. Door leading to front of property.

LOUNGE: 14' 5" x 11' 7" (4.39m x 3.53m) Panelled radiator. Feature Inglenook fireplace with inset log burner. Feature beamed ceiling. Display niche with shelving set in a brick surround. Tv point. Feature beamed ceiling.



REAR HALL: Panelled radiator. Panelled ceiling. Stairs rising to first floor. Door leading to rear of property.

SHOWER ROOM: Fitted 3 piece to include wc, wash hand basin and tiled shower enclosure with fitted shower. Tiled floor. Half tiled walls.

DINING ROOM: 16' 2" x 13' (4.93m x 3.96m) Panelled radiator. 2 wall light points. Textured and coved ceiling. Brick fireplace with tiled hearth having inset electric fire. Patio doors leading to rear of property.



KITCHEN: 13' x 12' 1" (3.96m x 3.68m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Space for cooker with extractor hood above. Freestanding Worcester oil fired boiler. Tiled floor. Door leading to side of property.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 13' x 11' 10" (3.96m x 3.61m) Panelled radiator. Window to rear elevation.



BEDROOM 2: 13' x 11' 8" (3.96m x 3.56m) Panelled radiator. Window to front elevation.



BEDROOM 3: 11' 8" x 8' 2" (3.56m x 2.49m) Panelled radiator. Window to front elevation.



BEDROOM 4: 11' 9" x 7' 5" (3.58m x 2.26m) Panelled radiator. Window to rear elevation.

BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with mixer taps and shower attachment. Part tiled walls.



OUTSIDE: To the front of the property there is a drive providing off road parking, lawned gardens with borders. There is a path leading to the rear where there are further gardens and a pleasant open aspect.





TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

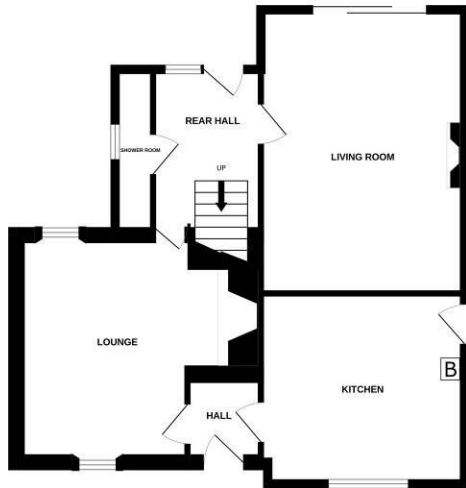
SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

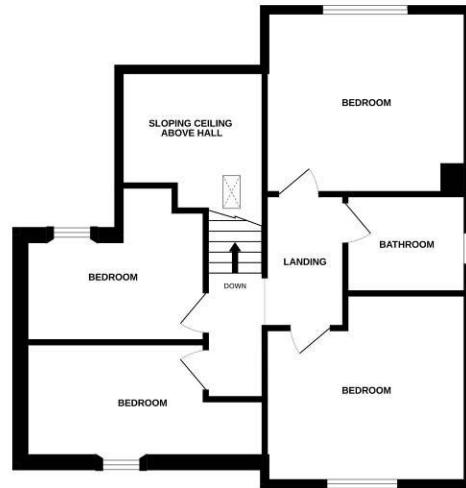
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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