



Mold Road

Mynydd Isa,
Mold, Flintshire CH7 6TE

Price
£174,950

An immaculately presented three bedroom detached bungalow with garage, occupying a convenient position within this established residential area approximately 1.5 miles from Mold. Affording well proportioned three bedroom accommodation with modern fitted kitchen diner, updated bathroom, replacement UPVC double glazed windows and exterior doors, and gas fired central heating system with a combination boiler. Available for immediate occupation, the property in brief provides: reception hall, lounge, kitchen diner, three bedrooms and bathroom. Outside there is off-road parking for several cars, detached garage and enclosed rear garden.

LOCATION

The property stands in a convenient position set back off the Mold Road, opposite the children's play ground and within a short walk of a small range of shops serving daily needs to include a Sainsburys mini-supermarket and newsagent/post office, and regular bus route. The market town of Mold is within two miles, which provides a more comprehensive range of shopping facilities, a twice weekly street market, schools for all ages and leisure facilities.

THE ACCOMMODATION

UPVC double glazed front door with matching side panel to:

RECEPTION HALL

Access to roof space via an aluminium ladder, which houses the gas fired combination boiler. Light wood effect laminate flooring, radiator and white panelled interior doors to all rooms.



LOUNGE

5.08m x 3.58m (16'8" x 11'9")
Wide double glazed window to the front with an open aspect, wall mounted pebble effect electric fire with remote control, tv and telephone points and radiator.



KITCHEN DINER

5.16m x 3.00m (16'11" x 9'10")
A large kitchen dining room fitted with a modern range of light wood fronted base and wall units with contrasting granite effect work tops with inset sink unit with mixer tap and tiled splash back. Integrated appliances comprising stainless steel four-ring gas hob with matching splash back and cooker hood above, and electric single oven beneath. Glazed display cabinet, plumbing for washing machine, tiled floor, radiator, recessed lighting, built-in cupboard housing electricity meters, two double glazed windows and UPVC double glazed exterior door to the drive.



BEDROOM ONE

3.68m x 2.90m (12'1" x 9'6")
Double glazed window to the front, tv aerial point and radiator.



BEDROOM TWO

3.71m x 2.87m (12'2" x 9'5")
Double glazed window to the rear and radiator.



BEDROOM THREE

2.57m x 2.13m plus recess (8'5" x 7'0" plus recess)
Double glazed window to the rear, tv aerial point and radiator.



BATHROOM

1.88m x 1.65m (6'2" x 5'5")
Fitted with a modern white three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low flush wc. Matching part tiled

walls, tiled floor, chrome ladder style radiator, recessed lighting, extractor fan and double glazed window.



OUTSIDE

FRONT GARDEN

Mainly paved front garden with shrubbery borders and low brick walling to the roadside. Tarmacadam drive to the side of the property provides ample off-road parking and access to the detached garage located to the rear.



REAR GARDEN

Enclosed rear lawned garden with paved patio area.



GARAGE

With up and over door and UPVC window.

COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and turn right at the mini roundabout onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the second exit for Mynydd Isa/Buckley. Follow the road up the hill for a quarter of a mile, whereupon the property will be found set back on the left hand side directly opposite the children's park.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

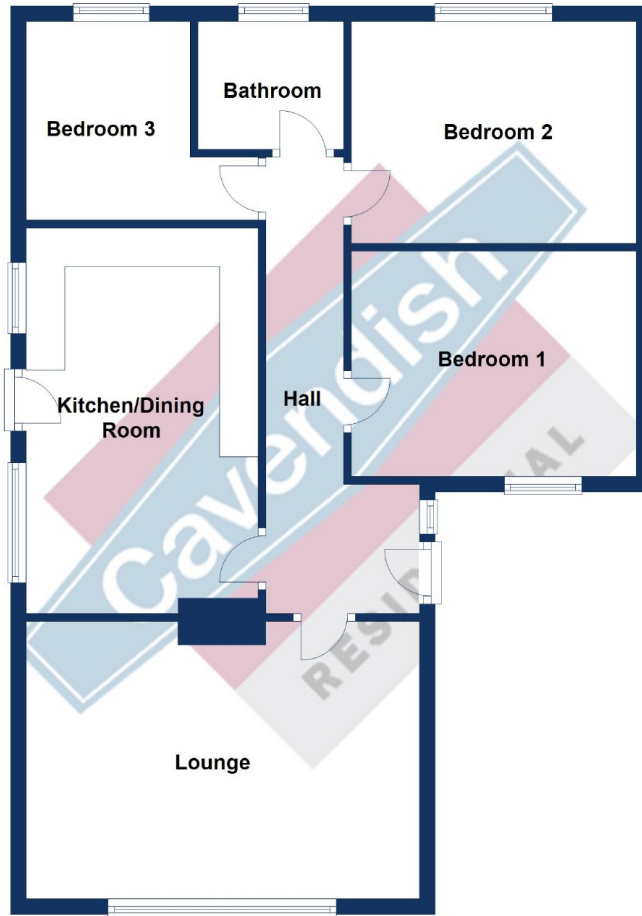
DCW/JF

Amended JF



Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



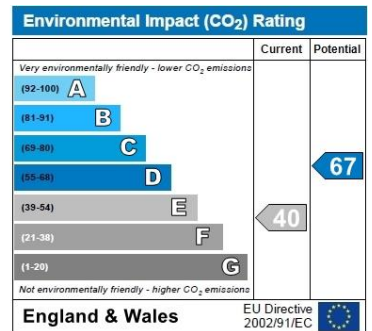
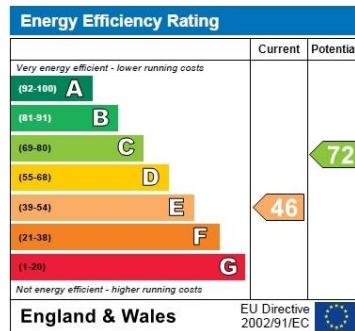
Total area: approx. 73.9 sq. metres (795.5 sq. feet)

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.



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