



Frampton Cottage Alltami Road Mold, Clwyd CH7 6RW

Substantially Extended Five Bedroom Period Cottage with 23ft x 14ft Kitchen/Breakfast Room, 21ft x 13ft Lounge, 2 Bathrooms, sitting on a LARGE PLOT with DEVELOPMENT POTENTIAL. This Family home backs onto Farmland, tree-houses for kids & ideally located close to the A55.

- LARGE FIVE BEDROOM FAMILY HOME
- DETACHED BUNGALOW WITH ONE FIRST FLOOR BEDROOM
- SITTING ON A LARGE PLOT OF LAND
- PLANNING FOR EXTRA HOMES TO BE BUILT ON
- SPACIOUS RECEPTION ROOM
- KITCHEN / BREAKFAST ROOM ALMOST 23ft x 14ft
- OFFICE
- TWO BATHROOMS
- LARGE OUTBLDING
- FREE in-house Mortgage Advice call Beth @LoveMortgages.co.uk

Offers in the region of £550,000

Come to our office for FREE Independent MORTGAGE ADVICE or just email Beth@LoveMortgages.co.uk or even 'call': 01244 90 44 10

Would you like to view this home?? Well we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can, like no other estate agent in Mold.

If you are looking for an impressive five bedroom, large kitchen which is almost 23ft x 14ft, three reception room family home which sits on a large plot of land that also has planning for further homes to be built on, then we have a NewHome4U....

Now we OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want but please respect the owners wishes and call us, as they would you, as we accompany every viewing – call 01352 837 837

Why not ask us to come and value your home, it won't cost you a penny and we have over 30 years' experience in the industry – check out our real 5***** STAR GOOGLE REVIEWS that have been added by real people like yourself.

FREE 'Independent MORTGAGE ADVICE' - We OPEN 7 DAYS A WEEK so come to our office for a cup of coffee and chat to Beth from LOVE MORTGAGES or just email Beth@LoveMortgages.co.uk or 'call': 01244 90 44 10

FREE IN-HOUSE INDEPENDENT CONVEYANCING ADVICE AVAILABLE HERE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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		
(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	