

Cavendish

RESIDENTIAL

The Cross, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515 Fax: 01352 751414

Email: mold@cavres.co.uk



Ysceifiog,
Holywell, Flintshire CH8 8NJ

Price
£359,500

A deceptively large and adaptable three bedroom detached bungalow with two reception rooms, large conservatory and a very large 40ft x 17ft approx loft with potential for conversion. Located in a mature setting on a minor country lane some 350 meters from the centre of this picturesque village with historic Church and popular Inn. Affording scope for modernisation and remodelling it affords; entrance hall, lounge with bay window, large lounge/dining room, 22ft conservatory, kitchen/breakfast room, three bedrooms and bathroom, and cloakroom/wc; modern oil combination boiler and central heating, large detached double garage* and mature gardens.

www.cavendishresidential.com

LOCATION

Ysceifiog is a small rural community with Church, Inn and Village Hall, standing in a secluded rural position amidst rolling countryside some 8 miles from Mold. The A55 Expressway is within 4 miles distant approached via the Halkyn interchange providing easy access towards the North West Motorway Network. There is a primary school in the nearby village of Lixwm about 1.5 miles distant and a good range of shops within the village of Caerwys 3 miles distant.



THE ACCOMMODATION COMPRISES:

Canopy entrance with a hardwood panelled and glazed door leading to:

LARGE CENTRAL HALL

Large pull-down ladder leading to an extensive loft with tremendous potential for conversion to provide additional accommodation (subject to usual consents being obtained). Panelled radiator.

LOUNGE

4.57m + bay x 3.66m (15'0" + bay x 12'0")

A large and adaptable room with square bay window to the front elevation with double glazed units. Feature fireplace with raised hearth and coal effect living flame fire, coved ceiling, display niche with shelving, and radiator.



BEDROOM ONE

3.66m + bay x 3.12m (12'0" + bay x 10'3")

Deep square bay window to the front with double glazed units. Large three section mirror fronted sliding door wardrobe with hanging rails and shelving, and panelled radiator.



BEDROOM TWO

4.11m x 3.35m (13'6" x 11'0")

Double glazed window to the side. Out-built mirror fronted wardrobe with hanging rail and panelled radiator.



BEDROOM THREE

3.18m x 2.97m (10'5" x 9'9")

Double glazed window to the side and panelled radiator.



BATHROOM

3.66m x 1.83m (12'0" x 6'0")

Powder blue coloured suite comprising panelled bath with grip handles, separate walk-in cubicle with shower valve, pedestal wash basin and wc. Half

tilled walls, pine clad ceiling, double glazed window and radiator.

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Glazed door leading from the hall to:

DAY LOUNGE/DINING ROOM

6.99m x 4.47m (22'11" x 14'8")

A very spacious and adaptable room with a wide double glazed picture window to the southern elevation, tiled fireplace and hearth with coal effect living flame fire, tv point and two panelled radiators. Twin hardwood panelled and glazed doors leading to the conservatory.



CONSERVATORY

6.91m x 2.92m (22'8" x 9'7")

A large modern addition designed to take full advantage of the pleasing aspect over the garden with UPVC double glazed windows on a low level plinth, double glazed doors leading out and further door to the side. Part ceramic tiled flooring and part carpet tiles on a screed floor.



KITCHEN/BREAKFAST ROOM

4.11m x 3.48m (13'6" x 11'5")

Fitted with a range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting marble effect working surfaces to include inset single drainer sink with mixer tap, inset four-ring electric hob with concealed hood above (not in working order), integrated oven, void and plumbing for washing machine, integrated dishwasher (not in working order) and space for fridge. Glazed display cabinets, double door out-built pantry cupboard with shelving, telephone point, fully tiled walls, double glazed window with pleasing view and panelled radiator.



CLOAKROOM

1.27m x 1.27m (4'2" x 4'2")

Located off the conservatory. Double glazed window, low level wc, corner wash basin and ceramic tiled floor.

OUTSIDE

The property stands within a large roughly rectangular shaped plot. It is bounded to a minor country lane by a low level stone wall in the main with splayed entrance and wrought-iron gates leading to a tarmac driveway, which extends along the left hand elevation and thereafter to a flagged hardstanding.

* PLEASE NOTE.. There is currently no vehicular access from the drive to the

detached double garage and an area of garden adjoining will require landscaping. In recent times a new driveway had been created leading to a wide tarmac parking area to the right hand side of the bungalow and thereafter to the garage. This drive is being retained and a new boundary fence has been erected.



DETACHED DOUBLE GARAGE

6.12m x 5.97m (20'1" x 19'7")

Purpose built with two metal up and over doors to the front, windows to either gable, concrete floor and electric light and power installed.



COUNCIL TAX

Flintshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Mold Office take the A541 Denbigh road, proceeding through the villages of Rhydymwyn and Hendre. On reaching the crossroads on the outskirts of Nannerch turn right signposted for Lixwm and Brynford. Follow this road through Lixwm and just on leaving the village take the left handed turning signposted for Ysceifiog. Follow the lane into the village centre continuing past the Church, Village Hall and Public House and after some 100 meters turn left onto a minor lane. Follow the lane around the bend and The Bungalow will be found on the left.

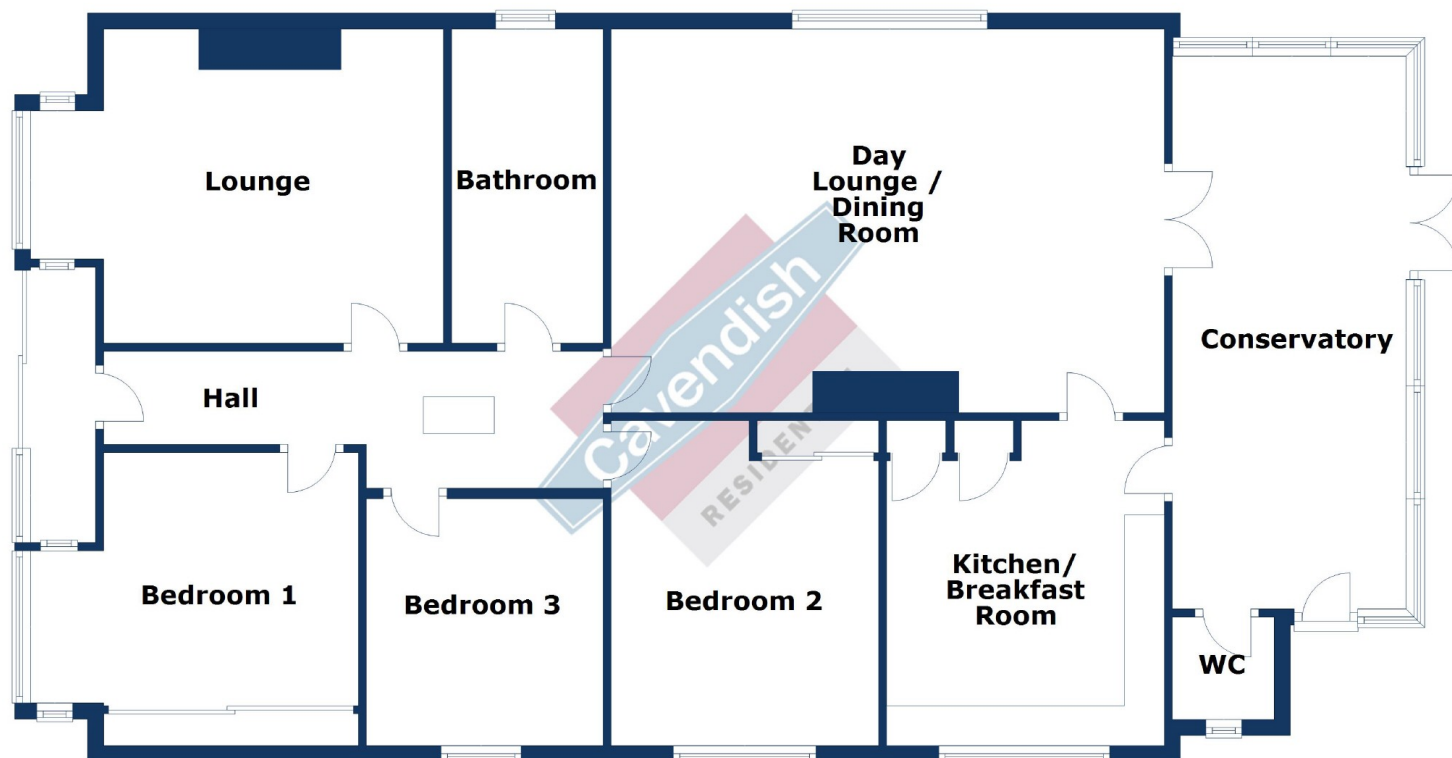
VIEWING

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

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



Ground Floor



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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