

**Cavendish**

RESIDENTIAL

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## Mold Road

Mynydd Isa,  
Mold, Flintshire CH7 6TG

**Price**  
**£265,000**

**\*\*DECEPTIVELY SPACIOUS DETACHED DORMER PROPERTY\*\*** A charming two/three bedroom traditional bungalow with two useful loft rooms and substantial attached garage, standing within private gardens close to the centre of Mynydd Isa village approximately 2 miles from Mold. Offering adaptable accommodation of character with two/three reception rooms, traditional pine panelled doors and enclosed side garden with useful outhouse. This attractive property with a verandah entrance is believed to date from the early 1920s and in brief provides: entrance porch, spacious reception hall, lounge, dining room (optional bedroom), living room, kitchen, large utility room, two ground floor bedrooms and modern shower room; to the first floor there are two useful attic style loft rooms. Ample off-road parking and substantial garage measuring 28'5" x 10'9".

[www.cavendishresidential.com](http://www.cavendishresidential.com)



## LOCATION

Mynydd Isa is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. There are popular schools for all ages in the village and a small range of shops, to include a Sainsbury mini supermarket serving daily needs.

## ACCOMMODATION COMPRISES:

### VERANDAH

A wide verandah style entrance with supporting pillars, tiled flooring and glazed front door to:



### ENTRANCE PORCH

Pine glazed inner door to:

### SPACIOUS RECEPTION HALL

Plate rack, dado rail, radiator, traditional pine panelled interior doors to all rooms.



### LOUNGE

3.86m x 3.78m (12'8" x 12'5")

Secondary double glazed bay window to the front, brick lined corner fireplace, pine ceiling and two double panelled radiators.



### DINING ROOM/BEDROOM

3.81m x 3.23m (12'6" x 10'7")

Secondary double glazed window to the front overlooking the garden, picture rail and radiator.



### LIVING ROOM

3.78m x 3.66m (12'5" x 12'0")

Double glazed sliding patio door to the side elevation overlooking the garden, recessed brick lined fireplace, tv aerial point, electricity meter cupboard and double panelled radiator. Door to the kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

3.63m x 3.00m (11'11" x 9'10")

Fitted with a range of solid oak fronted base and wall units with contrasting worktops and inset sink unit. Space for electric cooker, plumbing for dishwasher and space for fridge freezer. Double panelled radiator, pine ceiling and secondary double glazed windows overlooking the side garden. Part glazed door to the utility room.



### UTILITY ROOM

2.72m x 2.11m (8'11" x 6'11")

A good sized utility room with fitted worktop, base and wall cupboards, plumbing for washing machine and space for tumble dryer. Single glazed windows and glazed exterior door to the rear of the property.



### BEDROOM ONE

3.68m x 3.43m +recess (12'1" x 11'3" + recess)

Secondary double glazed window to the rear and double panelled radiator.



#### BEDROOM TWO

3.78m x 2.57m (12'5" x 8'5")

Secondary double glazed window and radiator.



#### OUTSIDE

Tarmacadam driveway extends across the front of the property providing off-road parking for several cars and access to the side leading to the attached garage.



#### SHOWER ROOM

2.64m x 1.32m (8'8" x 4'4")

Fitted with a modern suite comprising shower cubicle with Mira Advance thermostatic electric shower unit, semi-recessed wash basin with white cabinets beneath and wc with concealed cistern. Part tiled walls, double panelled radiator and secondary double glazed window.

#### INNER HALLWAY

Internal single glazed window, oil fired central heating boiler and spindled staircase to the first floor.

#### ROOM ONE

4.22m x 3.35m (13'10" x 11'0")

Roof light, power point and access to under eaves.



#### ROOM TWO

4.24m x 2.67m (13'11" x 8'9")

Dormer window to the rear of the property, exposed floorboards, access to under eaves storage, built-in cupboard and hot water cylinder tank.



#### FRONT GARDEN

Private enclosed front lawned garden with high mature hedging to the roadside, established willow tree and various bushes and shrubs. There is a gated access to the side of the property leading through to the side and rear gardens.

#### GARAGE

8.66m x 3.28m (28'5" x 10'9")

A substantial attached garage with up and over door, side door, single glazed window and light.

#### SIDE GARDEN

The right hand side of the bungalow is a good sized and again a private enclosed garden with paved pathways, high mature conifer hedging, aluminium framed greenhouse and useful brick/block built garden store with window. Outside tap, light and oil tank.



#### COUNCIL TAX

Flintshire County Council - Council Tax Band F.

#### DIRECTIONS

From the Agent's Mold office, proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Proceed up the hill, whereupon the property will be found after approximately half a mile set back on the left hand side.

#### VIEWING

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

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

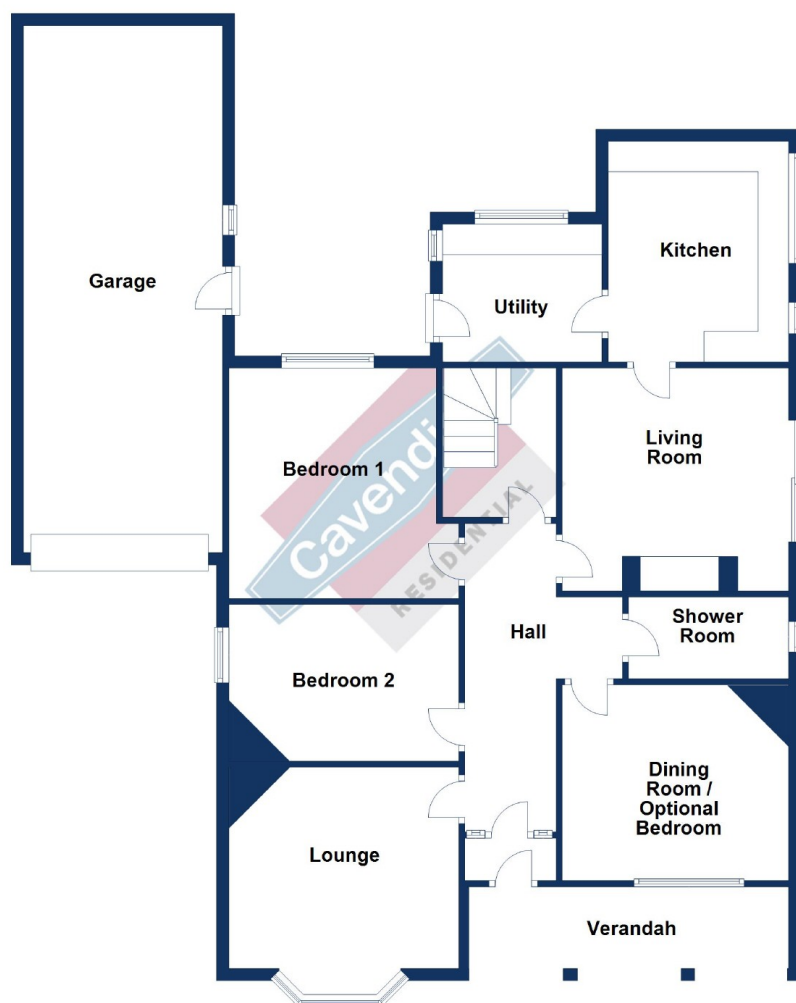
DCW/JF

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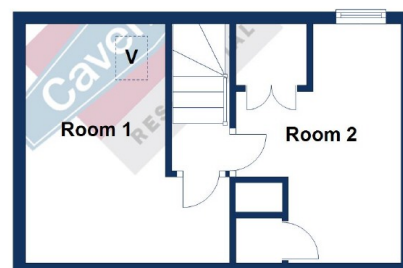




Ground Floor



First 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.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		22	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		22	71
		EU Directive 2002/91/EC	