

**Cavendish**

RESIDENTIAL

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## Hafod Park

Mold, Flintshire CH7 1QN

**Price**  
**£169,950**

**\*\*IDEAL FAMILY HOME IN POPULAR LOCATION\*\*** Standing within generous gardens within this sought-after residential area of Mold, a well proportioned three bedroom semi-detached house with garage, modern gas fired central heating boiler and replacement double glazed windows. Providing ideal family sized accommodation, conveniently placed for ease of access to Mold town centre, local schools and Glanyrafon park. The property is available for immediate occupation and in brief comprises: enclosed porch, reception hall, lounge, dining room, kitchen with scope to extend into the dining room if required, first floor landing, three bedrooms and bathroom. Off-road parking for up to two cars and garage with attached store. Pleasant fully enclosed rear lawned garden. NO ONWARD CHAIN.

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



#### LOCATION

The property forms part of the popular Hafod Park Estate, located off Ruthin Road about a mile from Mold town centre. The town provides a good range of shops serving daily needs, a variety of popular eating establishments and has a twice weekly street market. Schools for all ages and leisure facilities are available in the town and the area is ideally placed for ease of access to the larger centres of employment at Wrexham, Chester and Deeside.

**THE ACCOMMODATION COMPRISES:**  
Sliding double glazed door to:

#### ENCLOSED PORCH

Quarry tiled floor, gas meter and glazed panelled inner door with matching side screen to:

#### RECEPTION HALL

Staircase to the first floor with storage cupboard beneath housing the electricity meters, central heating thermostat and radiator.



#### LOUNGE

**4.11m x 3.63m (13'6" x 11'11")**

Double glazed window to the front, brick fireplace with tiled hearth and extended plinth into alcove, tv aerial point, telephone point and radiator. Arch to the dining room.



#### DINING ROOM

**2.57m x 2.36m (8'5" x 7'9")**

Double glazed window overlooking the garden and double panelled radiator. Door to the kitchen.



#### KITCHEN

**3.02m x 2.92m overall (9'11" x 9'7" overall)**

Fitted with a range of white fronted base and wall units with light grey worktops, inset sink unit and tiled splashback. Plumbing for washing machine, breakfast bar, radiator, two double glazed windows and UPVC double glazed

exterior door.



#### FIRST FLOOR LANDING

Loft access and double glazed window to the side gable.

#### BEDROOM ONE

**3.96m x 3.20m (13'0" x 10'6")**

Double glazed window to the front with open aspect over surrounding properties. TV aerial point, radiator and deep built-in wardrobe with louvred doors.



#### BEDROOM TWO

**2.72m x 3.53m (8'11" x 11'7")**

Double glazed window to the rear and radiator. Built-in cupboard with louvred doors housing a modern gas fired Worcester condensing boiler (installed 2017).





### BEDROOM THREE

2.74m x 2.41m (9'0" x 7'11")

Double glazed window to the front, radiator and built-in wardrobe with louvred doors.



### BATHROOM

2.08m x 1.68m (6'10" x 5'6")

Fitted with a white suite comprising panelled bath with electric shower, pedestal wash basin and wc. Part tiled walls, radiator, extractor fan and double glazed window.



### OUTSIDE

Front lawned garden with established bushes and concrete driveway to the side with double wrought-iron gates providing off-road parking and access to the garage located to the rear.

### GARAGE

A single brick built garage with up and over door, single glazed window and light. Attached store to the rear with window.

### GARDEN

A good sized fully enclosed garden with mature hedging to the boundaries, outside security light and tap.



### COUNCIL TAX

Flintshire County Council - Council Tax Band D.

### DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. After approximately three-quarters of a mile take the right turning into the Hafod Park Estate. Follow the road around to the left and take the first right thereafter. Proceed up the hill, whereupon the property will be found on the right hand side.

### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, Shauna Moore on 01352 752220 or [shauna.moore@cavendishrentals.co.uk](mailto:shauna.moore@cavendishrentals.co.uk)

### VIEWING

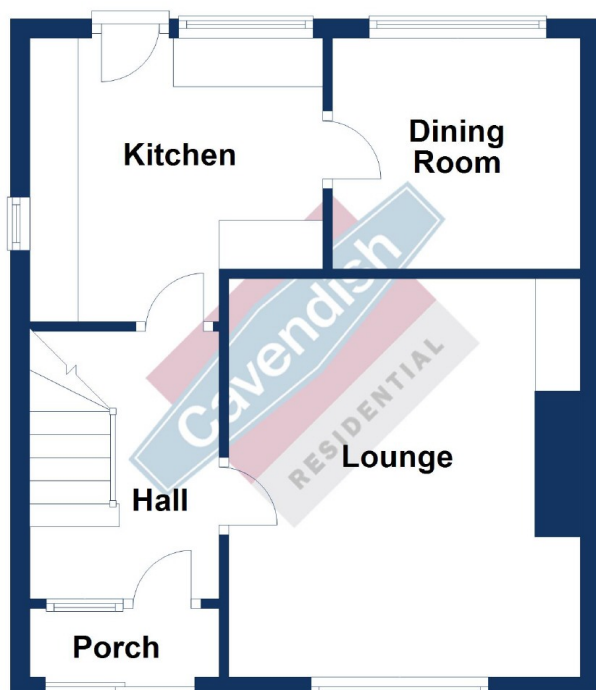
By appointment through the Agent's Mold Office 01352 751515.

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

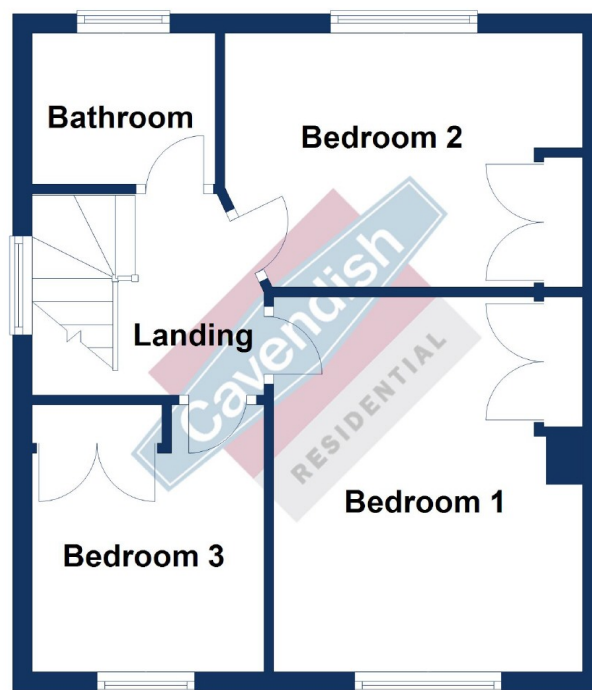
DCW/JF



## 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.

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