

Cavendish

RESIDENTIAL

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The Close

Mold, Flintshire CH7 1QA

Price
£285,000

SPACIOUS 4 BEDROOM FAMILY HOME IN SOUGHT AFTER POSITION

Located within this favoured residential area of Mold an extended four bedroom detached family house with integral garage standing in mature south westerly facing gardens. Forming part of an established and popular cul-de-sac off Upper Bryn Coch about a mile from Mold town centre and local amenities. To the front is a wide gravelled drive providing ample off-road parking, The property has been extended to the rear to provide a large principal reception room with access to the garden. The adaptable accommodation with gas fired central heating and double glazing in brief comprises: reception hall with deep walk-in cloaks/storage cupboard, ground floor shower/wc, dining room, sitting room, lounge, kitchen with modern white units, utility room with access to the garage, split level first floor landing, four bedrooms and newly refurbished bathroom with separate wc.

www.cavendishresidential.com



LOCATION

Mold is a thriving market town situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with both English and Welsh medium primary and secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES:

Covered front entrance with light and timber framed glazed front door to:

RECEPTION HALL

Turned staircase to the first floor and useful walk-in storage/cloaks cupboard with coat hooks and light (5'4" x 4'4"). Laminate wood effect flooring and radiator.

SHOWER ROOM/WC

1.60m x 1.57m (5'3" x 5'2")

Fitted with a three piece suite comprising corner shower cubicle with electric shower, pedestal wash basin and low flush wc. Fully tiled walls, radiator, tile effect laminate flooring and double glazed window with frosted glass.

DINING ROOM

4.22m x 3.20m (13'10" x 10'6")

Double glazed window to the front, coved ceiling and radiator. Arch to the sitting room.



SITTING ROOM

2.95m x 2.41m (9'8" x 7'11")

Coved ceiling and radiator. Panelled glazed door to the kitchen and twin full length glazed doors to the lounge.



LOUNGE

5.51m x 3.99m (18'1" x 13'1")

A spacious room with large triple sliding double glazed patio door to the garden, high level double glazed window, feature wood fireplace surround with electric coal effect fire, wood block effect laminate flooring, two radiators and tv aerial point.



KITCHEN

3.07m x 2.39m (10'1" x 7'10")

Fitted with a modern range of gloss white fronted base and wall units with mottled granite effect worktops with inset sink unit with preparation bowl, mixer tap and tiled splashback. Two glazed display cabinets, under cupboard lighting, space for gas cooker, fitted cooker hood and tile effect laminate flooring. Double glazed window overlooking the garden. Glazed panelled door to the utility room.



UTILITY ROOM

2.67m x 2.44m (8'9" x 8'0")

Range of white fronted base and wall units with granite effect worktops, void and plumbing for washing machine and dishwasher. Ideal Mexico gas fired central heating boiler. Tiled floor, double glazed window, exterior door to the garden and internal door to the garage.



FIRST FLOOR

SPLIT LEVEL LANDING

Double glazed window and loft access. White panelled interior doors.



BEDROOM ONE

3.66m x 3.18m (12'0" x 10'5")

Double glazed window to the front, range of fitted wardrobe units with light wood effect door fronts and matching dressing table and bedside cabinets. Radiator.

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BEDROOM TWO

3.63m x 3.02m (11'11" x 9'11")

A double-sized room with double-glazed window to the rear with views over surrounding properties across to distant hillside. Radiator.



BEDROOM THREE

3.94m x 2.69m (12'11" x 8'10")

A double-sized room with double-glazed window to the front and radiator.

BEDROOM FOUR

2.87m x 2.34m (9'5" x 7'8")

Double-glazed window to the front and radiator.



BATHROOM

2.41m x 1.50m (7'11" x 4'11")

Refitted with a modern white suite and marble effect laminate wall and ceiling panelling for ease of maintenance. Comprising panelled bath with mixer shower tap, vanity wash basin unit with white cabinet beneath and mixer tap. Airing cupboard with hot water cylinder tank, chrome towel radiator, shaver point and double-glazed window with frosted glass.



SEPARATE WC

With modern suite and double-glazed window.

OUTSIDE

To the front is a wide gravelled drive providing parking for several cars, together with corner shrubbery flower beds, outside lights and gated access to the left hand elevation leading through to the rear garden.



GARAGE

5.11m x 2.69m (16'9" x 8'10")

With up and over door, double-glazed window and power and light installed.

REAR GARDEN

To the rear is a pleasant fully enclosed lawned garden, which enjoys a high degree of privacy as well as a south-westerly aspect. The garden is bounded by high mature hedging and includes a paved patio area with a brick built barbeque stand and also a large timber garden shed. Deep well stocked shrubbery borders, outside lights and tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. Take the second left turning onto Bryn Coch Lane and take the second right thereafter onto Upper Bryn Coch following the road up the hill. Take the second left handed turning into The Close whereupon the property will be found set back on the right hand side.

VIEWING

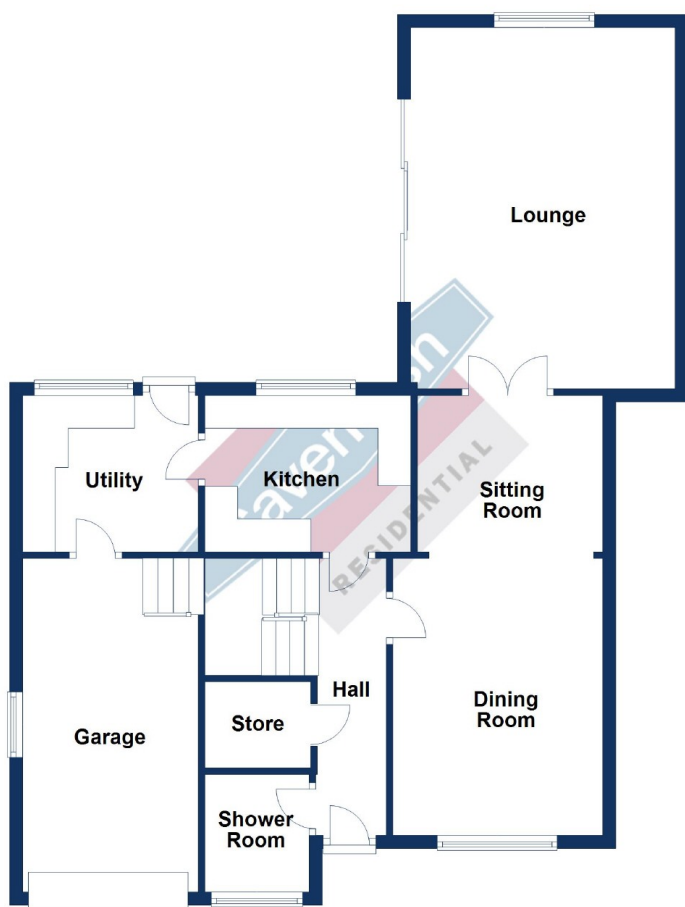
By appointment through the Agent's Mold Office 01352 751515.

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

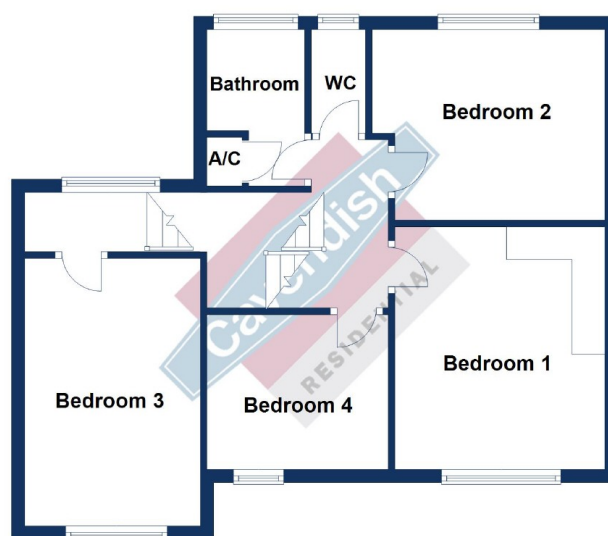
DCW/JF



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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