

GROUND FLOOR

FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 720 sq.ft. FLOOR 1 550 sq.ft.  
TOTAL : 1,270 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Cavendish

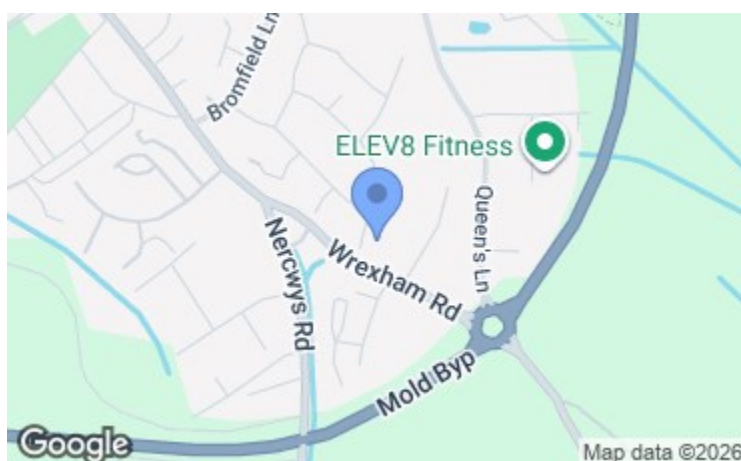
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



Energy Efficiency Rating	
Current	Potential
73	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**47 Llys Nercwys**  
Mold, Flintshire  
CH71HR

**Price**  
**£330,000**

A WELL APPOINTED AND MUCH IMPROVED FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE WITH CONSERVATORY, TWO EN-SUITES AND A CONVERTED GARAGE located within this popular residential area on the periphery of Mold, conveniently situated for local schools and amenities, and access onto the A494. The property is presented to a high standard throughout and affords deceptively spacious accommodation with a converted garage providing a study/optional fifth bedroom with a modern ensuite. Features include a gas fired central heating system with updated boiler, double glazing, modern fitted kitchen with range cooker, oak interior doors and a well appointed bathroom. Outside there is a brick paved drive for two cars and pleasant rear garden with patio and summer house/cabin with electricity connected. In brief comprising entrance hall, through lounge/dining room with contemporary fireplace, conservatory, kitchen, study/optional bedroom with en-suite shower room, first floor landing, principal bedroom with modern en-suite, three further bedrooms and well appointed family bathroom. Inspection highly recommended.



**LOCATION**

Llys Nercwys is a popular residential area forming part of The Firs development, just off Wrexham Road, on the periphery of the town and is within walking distance of local schools and leisure facilities. Mold is a thriving market town with a wide range of shopping facilities for most daily needs and is situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Modern woodgrain effect double glazed panelled door to entrance hall.

**ENTRANCE HALL**

Feature circular double glazed window with frosted glass, alarm control panel and contemporary oak style internal door to lounge/dining room.

**LOUNGE/DINING ROOM**

8.33m x 3.63m max (27'4" x 11'11" max)

A spacious through room with double glazed bow window to the front, recessed contemporary log effect electric fire, coved ceiling, TV aerial point, two radiators and double glazed UPVC patio doors to the adjoining conservatory.

**CONSERVATORY**

Built in a brick base with UPVC double glazed windows with matching French doors to the adjoining patio, pitched double glazed roof, radiator, TV aerial point and power points.

**KITCHEN**

3.02m x 3.53m (9'11" x 11'7")



Well fitted with a modern range of cream fronted base and wall units with contrasting stone effect work surfaces with matching upstands and inset composite sink unit with preparation bowl and mixer tap. Classic 100 dual fuel gas/electric range style cooker with five gas burners, matching cooker hood and twin ovens and grill beneath. Void and plumbing for washing machine and space for tumble dryer and fridge/freezer. Laminate wood effect flooring, recessed ceiling lighting, double glazed window and UPVC double glazed exterior door.

## COUNCIL TAX

Flintshire County Council - Tax band E

## AML

### AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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 contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

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

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

DW/PMW



## INNER HALLWAY

Turned staircase to first floor and radiator.

## STUDY/OPTIONAL BEDROOM

2.31m x 2.84m (7'7" x 9'4")



Double glazed bow window to the front, radiator and fitted cupboard housing a modern Worcester gas fired central heating boiler.

## EN SUITE

1.19m x 2.44m (3'11" x 8')



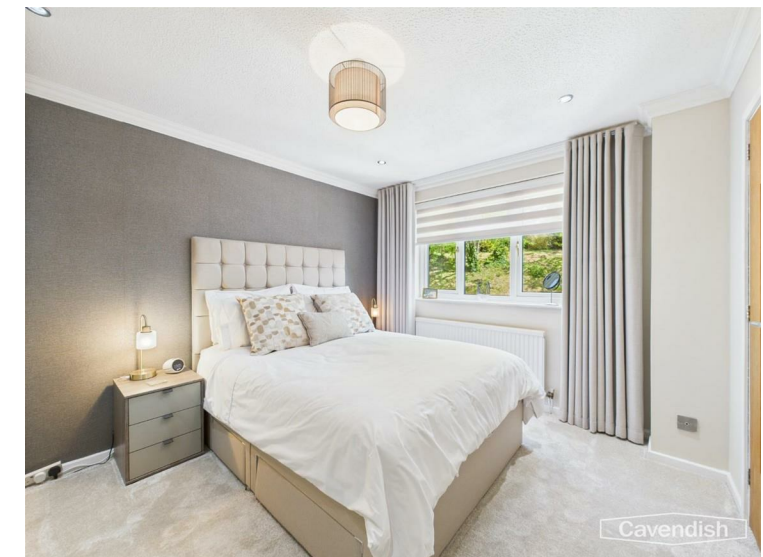
A well appointed en suite shower room with attractive fully tiled walls and floor comprising shower enclosure with laminate panelling and mains shower valve with overhead shower and handset. Wash basin with drawer beneath, and WC with concealed cistern. Towel radiator, recessed ceiling lighting and extractor fan.

## FIRST FLOOR LANDING

Double glazed window with frosted glass to side gable, loft access, built in linen cupboard with shelving and radiator and modern oak style interior doors to all rooms.

## BEDROOM ONE

3.15m x 3.89m (10'4" x 12'9")



Double glazed window to the rear overlooking the garden, coved ceiling, recessed ceiling lighting and radiator.

**EN SUITE**

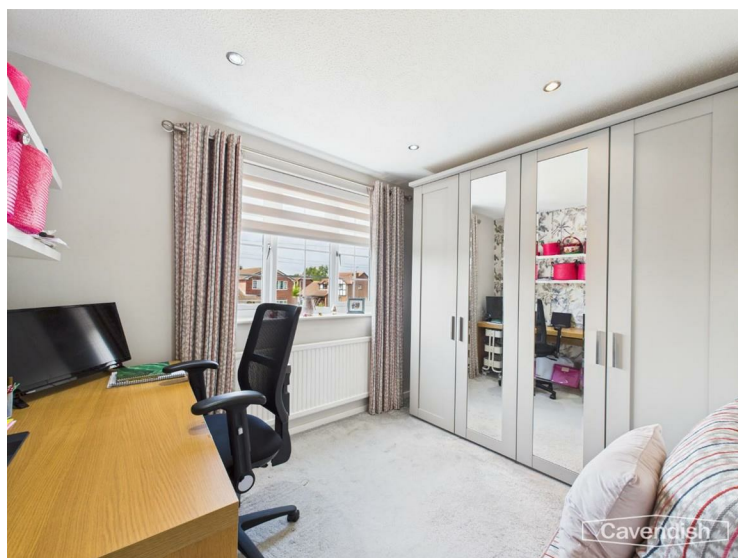
0.81m x 2.24m (2'8" x 7'4")



A modern en suite shower room with attractive fully tiled walls with matching floor comprising; shower enclosure with folding screen and mains shower unit, wash basin with cabinet beneath and WC with concealed cistern. Chrome towel radiator, recessed ceiling lighting and double glazed window.

**BEDROOM TWO**

3.23m x 2.44m (10'7" x 8")



Double glazed window to the front, recessed ceiling lighting and radiator.

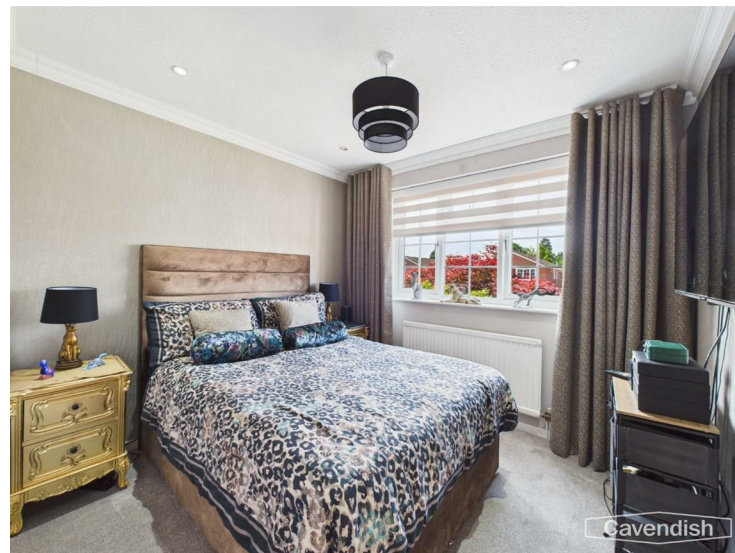
**BEDROOM THREE**

1.98m x 3.53m (6'6" x 11'7")

Double glazed window to the front, recessed ceiling lighting and radiator.

**BEDROOM FOUR**

2.82m x 2.72m (9'3" x 8'11")



Double glazed window to the rear and radiator.

**FAMILY BATHROOM**

2.34m x 1.80m (7'8" x 5'11")



A modern well appointed bathroom with attractive fully tiled walls with matching floor comprising tiled panelled bath, wash basin and WC with concealed cistern. Chrome towel radiator, recessed ceiling lighting, shaver point and double glazed window.

**OUTSIDE**

The property is approached over a brick paviour drive providing off road parking for two cars with pathway to the side gable leading through to the rear garden.

**FRONT GARDEN**

Open plan front lawned garden with established shrubs and barked border. Outside contemporary style light.

**REAR GARDEN**



To the rear is a good sized and private enclosed lawned garden which has a natural stone patio area with steps leading up to a further patio with shrubbery border and timber built summerhouse/cabin with electricity connected. To the side of the garden is an artificial lawn and loose slated areas as well as a timber garden shed. The garden is bounded by panel fencing to either side and also includes a raised bank to the rear with a selection of mature trees.



**DIRECTIONS**

From the agent's Mold office, proceed along Wrexham Street, passing the Alun High School on the right and take the second left hand turning thereafter onto Bron Coed Lane. Take the immediate right-handed turning thereafter into The Firs development and follow the road to its furthest point, bearing right onto Llys Nercwys and the property will be found on the left-hand side towards the head of the cul-de-sac.

**TENURE**

Freehold