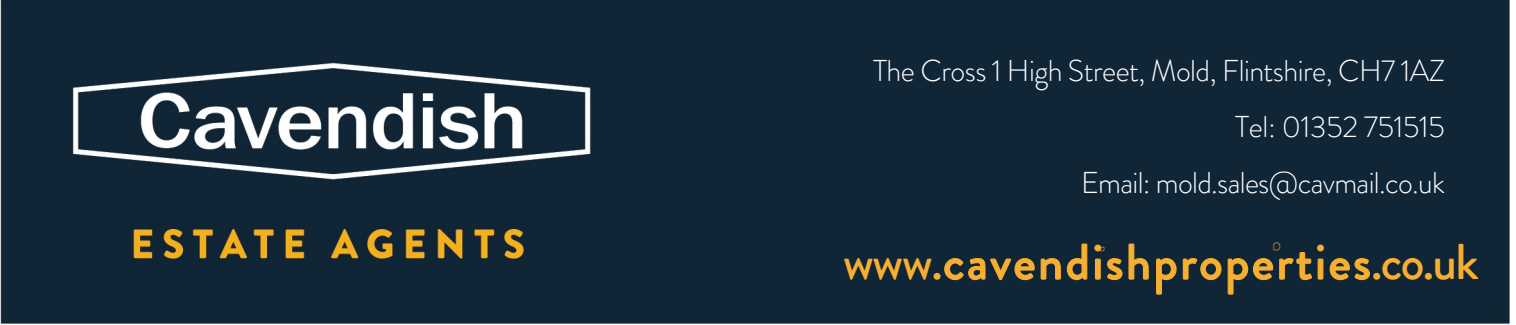


22 Beech Drive, Mold, CH71TD



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Offers Over £185,000

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		England & Wales					
EU Directive 2002/91/EC		EU Directive 2002/91/EC					
							

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Location



22 Beech Drive is a spacious three-bedroom home with a loft room, perfectly located within walking distance of Mold town centre. The property offers versatile accommodation, ideal for a growing family or as an investment opportunity.

Externally, the house is approached through wrought iron gates leading onto a driveway with parking space for two cars. The front garden is laid to gravel and features a raised flower bed with mature shrubs, giving the home welcoming kerb appeal.

Entrance Porch

1.17 x 0.95 (3'10" x 3'1")

Entry is through white UPVC French doors into a bright porch, followed by a black UPVC front door that opens into the hallway. A side wooden door also provides access directly into the utility room for convenience.

Hallway

1.95 x 3.26 (6'4" x 10'8")



Inside, the entrance hallway features grey tiled flooring and carpeted stairs leading to the first floor. There is frame work for a cupboard the fuse board, a double-glazed window bringing in natural light, a white radiator, and a ceiling light point, creating a practical and welcoming entry space.

Dining Area

3.80 x 2.88 (12'5" x 9'5")



The open-plan living and dining area provides a spacious setting for both everyday living and entertaining. In the dining area, the grey tiled flooring continues seamlessly from the hallway, with a large double-glazed window overlooking the front of the property, a white radiator, and a modern hanging light pendant.

Living Room

3.48 x 4.52 (11'5" x 14'9")



Through an archway, the living room continues the tiled flooring and includes an electric fire set within a white surround, offering a cosy focal point. The room is equipped with USB plug sockets and double-glazed French doors that open into the conservatory, with pendant lighting completing the space.

Conservatory

2.50 x 2.65 (8'2" x 8'8")



The conservatory is a bright, versatile area, perfect for relaxing or entertaining. It has a white tiled floor, a radiator for year-round comfort, power sockets, and double French doors that open out to the rear garden, extending the living space beautifully.

Kitchen

2.27 x 3.50 (7'5" x 11'5")

The kitchen is modern and thoughtfully designed with black tiled flooring and white wall and base units finished with sleek black granite worktops. A gas cooker sits beneath a Hotpoint stainless steel extractor fan, while a black composite sink with an adjustable silver faucet is set below a double-glazed window overlooking the rear garden. White quartz splashbacks add a contemporary touch, with recessed spotlights providing bright, focused lighting. A white UPVC door leads from the kitchen into the utility room.



Rear Porch

2.10 x 2.48 (6'10" x 8'1")

The rear porch, accessible from the kitchen, offers practical additional space with black-and-white checkerboard tiled flooring, a radiator, French doors opening out to the garden, a wall-mounted storage unit, and a rustic barn-style wooden door leading into the utility room.

Utility Room

1.72 x 3.00 (5'7" x 9'10")

The utility room is highly functional, featuring grey tiled flooring, beech wall and base units paired with black worktops, and space for a fridge, freezer, washing machine, and dryer. The wood-clad ceiling adds warmth and character, illuminated by two light pendants and complemented by an extractor fan.

Landing

1.07 x 2.89 (3'6" x 9'5")



Upstairs, the first-floor landing is carpeted and features a window allowing plenty of light to flood in, with doors leading to the bedrooms and bathroom

Bedroom 1

3.43 x 4.22 (11'3" x 13'10")



The master bedroom is a spacious double with bare floor boards, a ceiling fan with an integrated light fitting, a white radiator, a double-glazed window providing a pleasant outlook, and a built-in storage cupboard

Bedroom 2

3.47 x 2.52 (11'4" x 8'3")



Bedroom two is also a generous double room, featuring a built-in storage cupboard, a white radiator, a double-glazed window overlooking the rear garden, and a hanging light pendant.

Bedroom 3

1.95 x 2.77 (6'4" x 9'1")



Bedroom three is a single bedroom, perfect for use as a child's room, home office, or dressing room, with carpeted flooring, a white radiator, a double-glazed window, a built-in storage cupboard, and a ceiling light pendant.

Bathroom

2.23 x 1.66 (7'3" x 5'5")



The property has a separate WC with vinyl flooring, white wall tiles, a frosted double-glazed window, and a white WC. The family bathroom is modern and stylish, featuring vinyl wood-effect flooring, a white bathtub with a silver rainfall shower over the top and a glass shower screen, a vanity unit with a white sink and silver faucet, a tile splashback, a mirrored medicine cabinet, an extractor fan, and storage cupboards housing the Worcester gas-fired boiler. Overhead spotlights provide bright illumination, while a double-glazed window allows natural light into the space.

WC

1.30 x 0.91 (4'3" x 2'11")

Loft Room

3.80 x 4.70 (12'5" x 15'5")



A further staircase leads from the landing to the loft room, offering excellent additional space. The loft room has sloped ceilings that add character, wood-effect vinyl flooring, two skylights providing ample daylight, and under-eaves storage, making it ideal for use as a hobby room, office, or occasional guest space.



Garden



Outside, the rear garden has been designed for low-maintenance living and entertaining. It features a tiled patio area perfect for outdoor dining, a raised Astroturf lawn providing a neat and green appearance, and a decorative water feature for a tranquil touch. A timber outbuilding is currently used as an outdoor bar, creating an excellent space for gatherings, alongside a wooden storage shed and an outdoor WC for added convenience. There are water points for easy maintenance.



TENURE

FREEHOLD

COUNCIL TAX

Flintshire County Council - Tax Band C

DIRECTIONS

From Cavendish Estate Agents 1 High St, Mold CH71AZ -Head north-west on High St/B5444 towards Daniel Owen Precinct-Turn left onto Earl Rd-Turn right onto West View-Continue onto Bryn Garmon-Turn left onto Clayton Rd-Turn right onto Ash Grove -Turn left onto Beech Dr-Property will be on the left.

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICE

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIMEORTY INVESTORS 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

VIEWINGS

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

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

AMENDED,ALW