

Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>1)</sup>  
971 ft<sup>2</sup>  
90.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		64	72
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-91)	B		
(69-90)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



## Avondale Clayton Road

Mold,  
CH71SX

**Price**  
**£245,000**

Avondale is a well-presented two-bedroom detached bungalow located on the ever-popular Clayton Road, just a short walk from Mold town centre with its by weekly market. Offering excellent kerb appeal with well kept front garden, generous room sizes, and flexible living space, the property features two reception rooms, kitchen, conservatory/utility area, and a modern wet room. With a long driveway, detached garage, and a private rear garden with mature borders, this charming home is ideal for those seeking single-level living close to local amenities.

**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 Estate Agents Ltd.

**LOCATION**

This attractive bungalow occupies a pleasant position to the upper part of this noted and well established road of individual homes, yet is within easy reach of Mold town centre which provides a good range of shops serving daily needs, several popular restaurants and cafes, high street banks and post office. The town also has a popular twice weekly market and is close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond.

**EXTERNAL**



Avondale sits proudly on Clayton Road, just a short stroll from Mold town centre. The property enjoys excellent kerb appeal, with an attractive front lawn framed by established planted borders and a mature hedgerow offering both privacy and charm. A tarmac driveway provides parking for up to three cars leading to a detached single garage, while a brick-paved pathway offers level access to the front entrance. Alternatively, two steps with handrails provide a second convenient approach to the property.

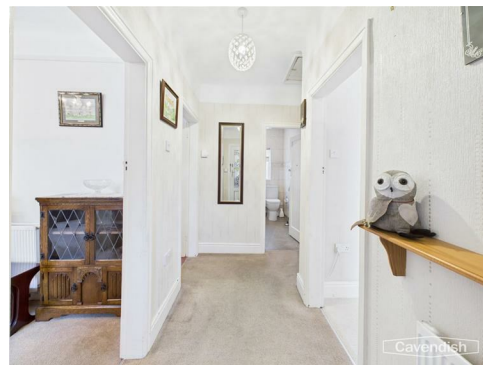
**ENTRANCE PORCH**

0.59 x 1.33 (11'1" x 44")

A white uPVC front door with double-glazed panel opens into a welcoming porch featuring brick flooring.

**HALLWAY**

3.66 x 1.93 (120" x 63")



A second uPVC door, beautifully finished with a stained-glass window, leads into the main hallway. The entrance hall is carpeted, with a white radiator, ceiling-mounted pendant light, and doors leading to the principal accommodation.

**LIVING ROOM**

3.73 x 3.57 (122" x 118")



Located to the left of the hallway, the spacious living room is filled with natural light from a double-glazed bay window overlooking the front garden. The room is finished with carpeted flooring, a decorative ceiling pendant, and a cosy fireplace complete with gas fire and wooden mantelpiece—creating a warm and inviting atmosphere.

**PRIMARY BEDROOM**

3.73 x 3.60 (122" x 119")



Situated to the right of the entrance hallway, the primary bedroom is a generously sized double benefiting from a bay-fronted window, fitted carpet, white radiator, pendant lighting, and ample space for large wardrobes. Electrical sockets sit conveniently on either side of the room, making it a comfortable and practical retreat.



**BEDROOM 2**

3.57 x 2.98 (118" x 99")



The second bedroom is also a well-proportioned double, decorated in neutral tones with a rear-facing double-glazed window, fitted carpet, and radiator. A peaceful and versatile space ideal for guests, a study, or hobbies.



**WETROOM**

2.51 x 1.90 (82" x 62")



Formerly the main bathroom, the room has been thoughtfully converted into a modern wet room. Features include anti-slip flooring, a radiator, white WC, white wash basin with twin silver taps, a wall-mounted mirror, and floor-to-ceiling cream tiling. The shower runs off the mains and includes both a handheld adjustable shower and a rainfall shower head, complete with shower curtain and UPVC safety handrails. An obscure double-glazed window ensures privacy while allowing natural light.

**DINING ROOM**

3.56 x 3.57 (118" x 118")



A charming and versatile reception space, the dining room features a white radiator, two double-glazed side windows, and a classic fireplace with gas fire. Built-in wooden storage cabinets add character and practical storage. Double-glazed doors lead into the conservatory, and an additional single glazed wooden door provides access to the kitchen.

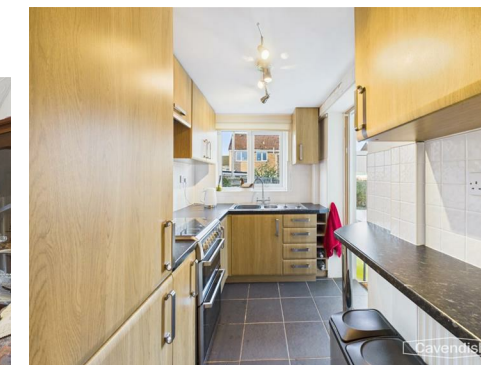


**KITCHEN**

2.57 x 1.78 (85" x 510")



The kitchen features black tiled flooring and a range of wooden wall and base units complemented by black work surfaces. It includes a gas hob, stainless-steel sink with drainer, white tiled splashback, radiator cover, cupboard housing the fuse board, and a double-glazed rear window that frames views of the garden. Ceiling lighting completes this functional and well-arranged space.



**CONSERVATORY**

2.58 x 3.76 (85" x 124")



Accessed from the dining room, the conservatory benefits from white tiled flooring, a radiator, and a hanging pendant light with adjustable halogen bulbs. The room currently serves as a utility area with space for a washer, dryer, and fridge beneath a counter that offers convenient power and waste connections. A glazed door opens onto the rear garden, with a handrail and step leading down.

**GARDEN**



The rear garden is a lovely, enclosed outdoor space with established shrub borders, a paved seating area, and a lawn section—ideal for enjoying the outdoors in privacy.

**GARAGE**

5.49 x 3.09 (180" x 101")

A detached single garage sits to the rear, fitted with an electric roller door, power, lighting, and a uPVC side door for easy access.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band E - Flintshire County Council.

**AML**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

**EXTRA SERVICES**

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.

**PRIORITY 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.

**DIRECTIONS**

From the Agent's Mold Office proceed up High Street, through the traffic lights and take the next left handed turning thereafter onto Clayton Road. Follow the road down the hill and past the Bryn Gwalia School on the left, and thereafter up the hill whereupon the property will be found on the top right hand side, denoted by the Agent's 'For Sale' board.