

4 Wats Dyke Avenue, Mynydd Isa, Mold, Flintshire, CH7 6UL

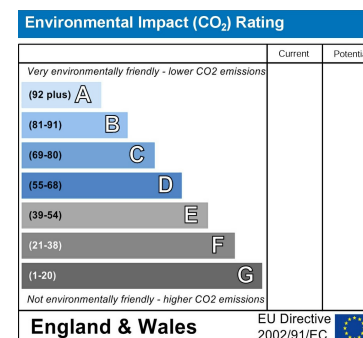
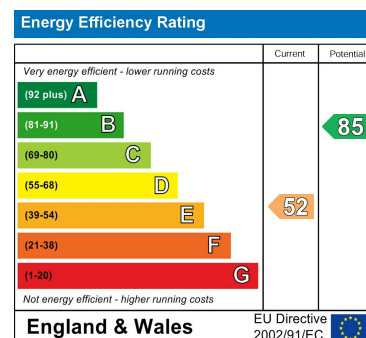
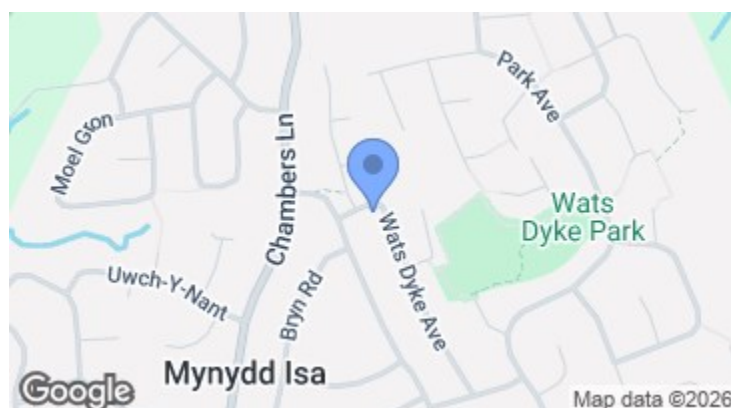
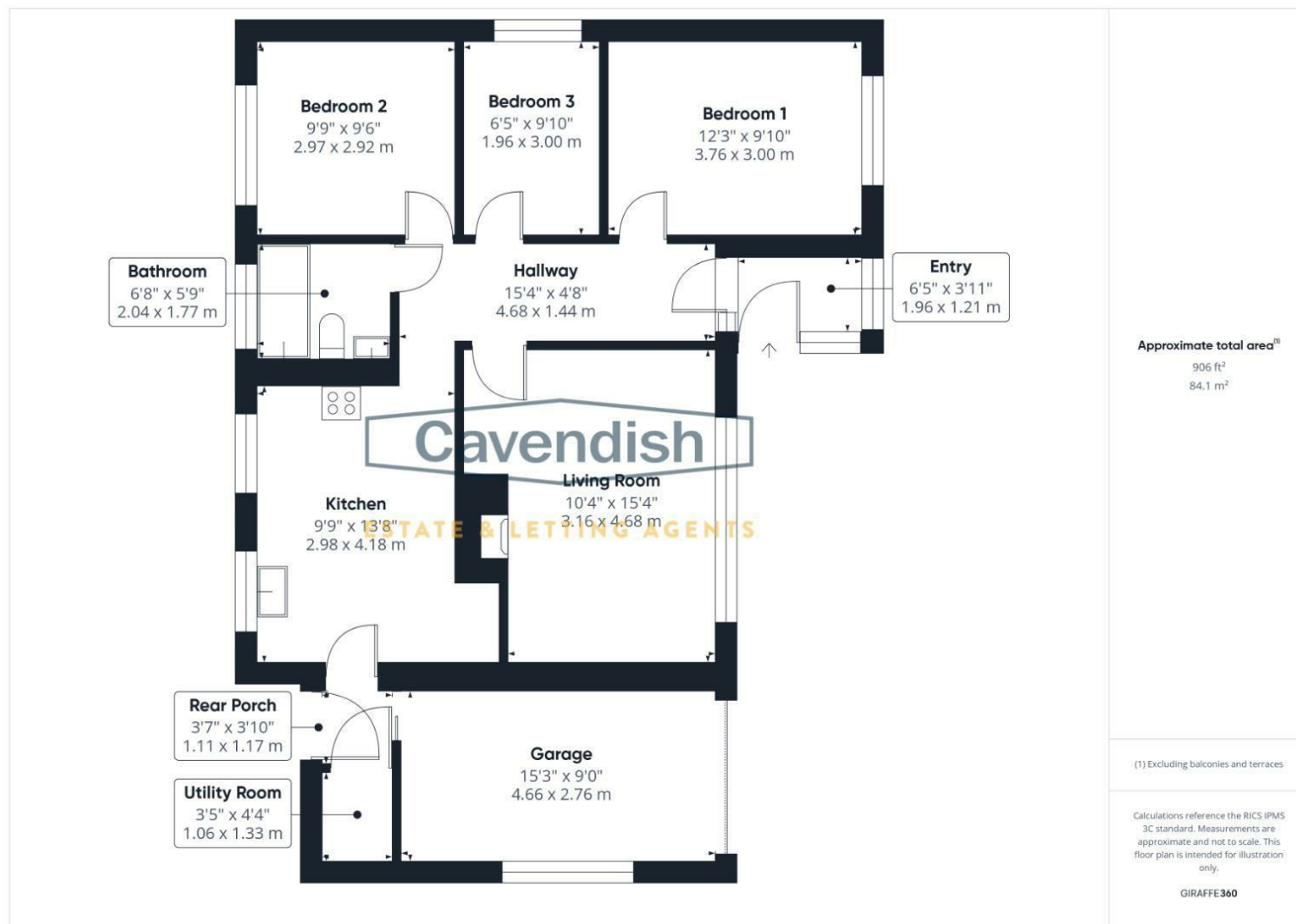
Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



4 Wats Dyke Avenue
Mynydd Isa, Mold, Flintshire,
CH7 6UL

Price
£270,000

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.

A well-maintained three-bedroom detached bungalow positioned on a generous corner plot in the heart of Mynydd Isa. Featuring a brick-paved driveway, attached garage, and low-maintenance gardens, this property offers comfortable single-level living in a desirable residential location.

Inside, the home includes a bright living room with a feature fireplace, a modern kitchen/diner with integrated appliances, and a stylish family bathroom with a roll-top bath. There are three well-proportioned bedrooms, with the third currently used as a dressing room.

The rear garden is beautifully arranged with patio and decked areas, flowerbeds, and a secluded seating space—perfect for relaxing or entertaining.

Close to local amenities, schools, and transport links, this charming bungalow is ideal for downsizers, couples, or families alike.



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LOCATION



Mynydd Isa is a popular residential area conveniently placed for access to the nearby market town of Mold which provides a wide range of shopping facilities catering for most daily requirements and good road links towards Chester, Deeside and the motorway network. There is small range of shops in the village serving daily needs, including a Sainsbury mini supermarket.

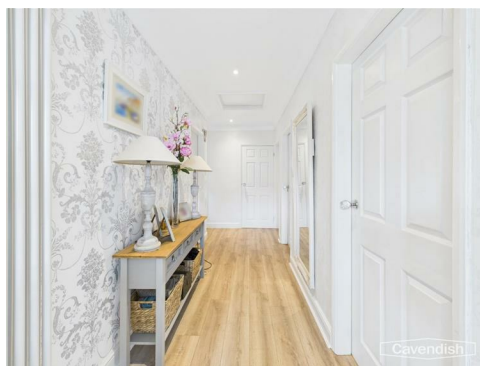
ENTRANCE PORCH

1.96 x 1.21 (6'5" x 3'11")

Enter through a white UPVC front door into a light-filled entrance porch with carpeting, double-glazed windows, and coat hanging space. A painted timber door with stained-glass detailing leads into the central hallway, which features wood flooring, white vertical radiator, overhead spotlights, and access to the loft.

HALLWAY

4.68 x 1.44 (15'4" x 4'8")



The hallway features wood flooring, white vertical radiator, overhead spotlights, and access to the loft.

LIVING ROOM

3.16 x 4.68 (10'4" x 15'4")

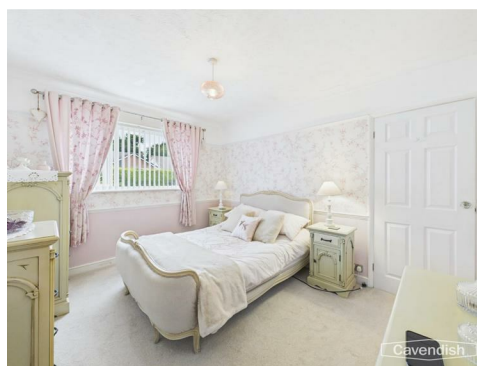


Bright and neutrally decorated, the living room features wood-effect flooring, a large double-glazed front window, and a striking wrought iron fireplace with a white mantle and black marble hearth. Additional highlights include two pendant lights, multiple power sockets, a BT Openreach point, and a white radiator.



BEDROOM 1

3.76 x 3.00 (12'4" x 9'10")



Bedroom One: A spacious front-facing double room with carpeted flooring, vertical white radiator, light pendant, and a large double-glazed window.

BEDROOM 2

2.97 x 2.92 (9'8" x 9'6")



Bedroom Two: A single room currently used as a dressing room, with carpet, built-in wardrobes with mirrored sliding doors, side-facing double-glazed window, and radiator.

BATHROOM

2.04 x 1.77 (6'8" x 5'9")



Stylishly designed, the bathroom features grey tiled flooring, a freestanding roll-top bath with waterfall faucet and handheld shower, marble-effect splashback, a floating WC, and a vanity unit with basin and mirror. Additional features include a frosted double-glazed window, ventilation system, spotlighting, and a chrome towel radiator.

BEDROOM 3

1.96 x 3.00 (6'5" x 9'10")



Bedroom Three: A comfortable rear double room with neutral décor, carpeted flooring, white radiator, hanging light pendant, and a garden-facing double-glazed window.

KITCHEN

2.98 x 4.18 (9'9" x 13'8")



A contemporary kitchen, designed by Rent, boasts grey and white patterned tile flooring, matching grey shaker-style wall and base units with silver handles, and white granite worktops. Integrated appliances include an electric hob, extractor hood, built-in cooker and grill, fridge/freezer, dishwasher, and washing machine. There is a white composite sink with a vintage-style silver mixer tap, two rear-facing double-glazed windows, a vertical radiator, spotlights, and ample space for a dining table.



REAR PORCH

1.11 x 1.17 (3'7" x 3'10")

A rear porch offers access to: Garden via a white UPVC door. Pantry/storage cupboard with terracotta tiled floor. Garage via sliding wooden door

GARAGE

4.66 x 2.76 (15'3" x 9'0")

A single attached garage with power, lighting, window, fuse board, gas meter, wall-mounted Baxi boiler, terracotta tiled flooring, and an up and over garage door.

EXTERNAL



The property is approached via a brick-paved driveway,

providing off-road parking for two cars. A gravelled front garden, mature hedge borders, and side gate access to the garden enhance the kerb appeal and privacy. Located on a generous corner plot, the bungalow enjoys a wraparound setting with established boundaries.

REAR GARDEN



The rear garden is low-maintenance and thoughtfully arranged, featuring a brick-paved patio, a raised decked seating area, shingled flowerbeds with potted plants and shrubs, a wood-chipped zone with a garden shed, a separate paved seating area, gated access to the front, and an outdoor tap.



TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax band D

DIRECTIONS

Departing from Cavendish Estate Agents Mold 1 High St, Mold CH7 1AZ, Head south-east on High St/B5444 towards Chester St/A5119 Turn left onto Chester St/A5119 At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 0.6 mi Turn left onto Chambers Ln 0.3 mi Turn right onto Mercia Dr 299 ft Turn left onto Wats Dyke Ave Destination will be on the right on The Corner Bend.

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.

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 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.