



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(61-81) B			
(49-60) C			
(35-48) D			
(22-34) E			
(12-21) F			
(1-11) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**4 Bromfield Close**  
Mold, Flintshire,  
CH71JU

**Offers In The Region Of**  
**£150,000**

**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.



\*Showing signs of subsidence, presenting a strong opportunity for buyers seeking a project or investment.\*

Located in a quiet cul-de-sac, this property offers well-presented single-level accommodation with excellent outdoor space and generous parking. The property features two front-facing bedrooms, both with built-in wardrobes, a bathroom with shower over bath, and a rear kitchen with garden views and access outside.

The spacious lounge leads into the conservatory, providing an additional bright reception space with doors opening onto the decking area. Externally, the private rear garden includes lawn, decking, a garden shed, and additional concrete parking space.

With its peaceful setting, practical layout, and easy access to Mold town centre, this well-maintained bungalow is ideal for downsizers, first-time buyers, or investors.

Early viewing is advised.

**Location**

Tucked away in a quiet residential cul-de-sac, Bromfield Close, Mold offers peaceful bungalow living with the convenience of generous parking and a private garden.

**External**

Approached via a large driveway providing off-road parking for multiple vehicles, the property immediately feels practical and welcoming — ideal for visiting family and friends.

**Entrance Hall**

Step inside through the UPVC front door into a bright and welcoming entrance hall, finished with soft grey carpet and offering loft access. From here, all rooms flow easily, reinforcing the comfort of single-level living.

**Bedroom**

4.47 x 3.07 m (14'7" x 10'0")

The main bedroom is a spacious double room featuring a large window that fills the

room with natural light. It offers ample space for bedroom furniture and has a neutral décor, providing a blank canvas for personalisation.

**Bedroom**

2.29 x 2.69 m (7'6" x 8'9")



The second bedroom is a cosy single room with a window overlooking the front of the property. It benefits from a built-in storage cupboard and is decorated in soft colours, making it a comfortable space for a child or home office.

**Bathroom**

2.00 x 1.66 m (6'6" x 5'5")



The bathroom is filled with natural light from a frosted double-glazed window and features a bath with shower over, wash basin, and WC. The decorative tiled walls add character, creating a bright and functional space.

**Living Room**

4.65 x 3.03 m (15'3" x 9'11")



The living room is a bright and inviting space stretching into the adjoining sunroom, creating a light-filled extension ideal for dining or relaxing. The room features soft carpeting and neutral walls, with a doorway leading through to the sunroom, which is surrounded by generous windows on three sides, flooding the space with natural light and offering peaceful views of the garden beyond.

**Sunroom**

10.8 x 8.2 (35'5" x 26'10")



The sunroom, with its natural light and garden outlook, creates a wonderful additional reception room — ideal for relaxing with a book, enjoying morning coffee, or hosting guests — with direct access onto the decking area.

**Kitchen**

3.47 x 2.93 m (11'4" x 9'7")



The kitchen is a practical and well-lit room with a large window above the sink overlooking the garden. It features light wood-effect flooring and a combination of white cabinetry with contrasting darker work surfaces, complemented by pale yellow tiled splashbacks. There is space for appliances such as a washing machine and fridge-freezer, and a door leading to the outside, providing convenient access to the garden and driveway.

**Rear Garden**

The private rear garden is a real highlight, offering a mix of decking for outdoor seating, lawn for easy enjoyment, a concrete area for additional parking, and a garden shed. It's a versatile outdoor space that suits both relaxation and practicality.

**Directions**

Head south-east on High Street (B5444) towards Chester Street (A5119) and continue to follow the B5444 for approximately 0.6 miles. Turn left onto Bromfield Lane and continue for 440 ft. Turn left onto Bromfield Close and follow the road for 128 ft. Turn left to remain on Bromfield Close — the destination will be on the right.

**Tenure**

Understood to be freehold

**Council Tax**

Flintshire County Council - Tax Band D

**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.

**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.

**Viewings**

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

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