

Energy Efficiency Rating	
Current	Potential
93	97

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 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  
(49-60) C  
(35-58) D  
(21-38) E  
(1-20) F  
(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

# Cavendish

ESTATE AGENTS

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**31 Maxwell Drive**  
Leeswood, Mold, Flintshire,  
CH7 4SR

**Price**  
**£195,000**

Set within the popular village of Leeswood, this beautifully presented one-bedroom semi-detached bungalow offers far more than first meets the eye. Finished to a high standard throughout, the property combines stylish interiors, is extremely energy efficient with a EPC rating A, generous storage, excellent parking, and versatile living spaces — all on one level.

Leeswood is a well-regarded village just outside Mold, offering a strong sense of community, local amenities, and easy access to the A494 for Chester, Deeside, and the wider North Wales area. With countryside walks close by and Mold's shops, schools, and leisure facilities only a short drive away, this location perfectly balances village life with everyday convenience.

**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

Leeswood is a well-regarded village just outside Mold, offering a strong sense of community, local amenities, and easy access to the A494 for Chester, Deeside, and the wider North Wales area. With countryside walks close by and Mold's shops, schools, and leisure facilities only a short drive away, this location perfectly balances village life with everyday convenience.

## EXTERNAL

The property is approached via wooden gates opening onto a resin-bound driveway providing off-road parking for two vehicles. To the front is a gravel garden area enclosed by wooden fencing, creating an attractive and private approach. Additional wooden and metal gates lead through to a covered carport, with resin flooring continuing throughout — a useful and versatile space offering excellent storage and access to the rear garden via a further wooden gate. The roof has solar panels which are owned giving the property an EPC rating of A.

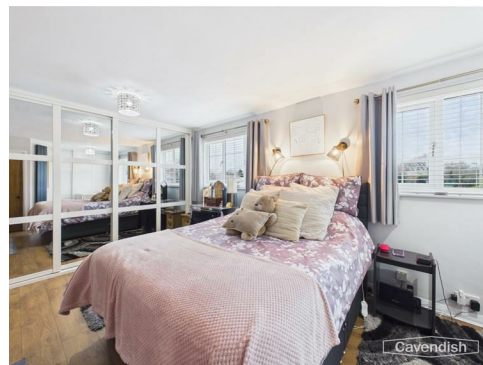
## CARPORT

Additional wooden and metal gates lead through to a covered carport, with resin flooring continuing throughout — a useful and versatile space offering excellent storage and access to the rear garden via a further wooden gate. Outside tap.

## HALLWAY

The front door opens into a welcoming entrance hallway, finished with wood flooring and a hanging light pendant. The hallway also provides access to the loft via a pull-down ladder and features a contemporary vertical grey radiator, setting the tone for the modern finish throughout the home.

## PRIAMRY BEDROOM



The generous double bedroom is finished with wood flooring and benefits from excellent natural light via double-glazed windows to either side.

Storage is a real highlight, with full-length mirrored sliding wardrobes and an additional sliding wardrobe. Two hanging light pendants, a vertical towel rail, and a wooden door leading to a walk-in wardrobe provide both comfort and practicality.



## BATHROOM



Positioned off the hallway, the bathroom has been finished to a high standard and offers a real sense of luxury. Black slate flooring complements the wet-room style walk-in shower with glass screen, while floor-to-ceiling white marble-effect tiling creates a clean, modern look. The room also benefits from a white WC, ceramic countertop basin with silver mixer tap and storage beneath, mirrored medicine cabinet, chrome radiator, spot lighting, ventilation system, and an obscured double-glazed window. A freestanding roll-top bath on feet completes this impressive space.



## LIVING ROOM



The main living area is bright and spacious, continuing the wood flooring and offering multiple power and aerial points. The room features a Velux roof window, radiator, and double-glazed UPVC doors opening directly into the conservatory, creating a lovely flow between the living spaces.



## DINING AREA



## KITCHEN



The kitchen is fitted with cream wall and base units complemented by wooden worktops and mosaic splashback. There is a gas hob with cooker and grill, extractor hood with glass canopy, composite sink, and space under the counter for appliances. The adjoining utility area offers further built-in cabinetry, wooden worktops, space for a washing machine and dishwasher, and a double-glazed window overlooking the rear. Rear door is uPVC and leads to the carport



## CONSERVATORY



The conservatory is a superb additional reception space, finished with wood flooring and enjoying views over the rear garden through double-glazed windows. An insulated roof, radiator, wall-mounted light points, and power sockets make this

a comfortable year-round room. Sliding doors open out onto the rear patio, ideal for indoor-outdoor living.

## GARDEN



To the rear is a sandstone patio seating area, perfect for relaxing or entertaining, along with a fenced dog run and water point. The garden offers secure access back through to the front of the property, adding further practicality.



## TENURE

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

## COUNCIL TAX

\* Council Tax Band B - Flintshire County Council.

## AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

## 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.

## AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

## VIEWINGS

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

Our photos might have been enhanced with the help of AI.

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

## DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ Head towards High St/B5444 49 ft Turn left at the 1st cross street onto Wrexham St/B5444 0.9 mi At Bromfield Roundabout, take the 3rd exit onto Wrexham Rd/B5444 0.5 mi Turn right 1.9 mi Continue onto Oak Park 466 ft Turn left onto Goodwood Grove 194 ft Turn right onto Maxwell Drive property will be on your left.