



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		66	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

9 Llys Argoed
Mynydd Isa, Mold,
CH7 6TX

NEW
£290,000

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.



Nestled in the charming area of Llys Argoed, Mynydd Isa, this delightful detached house offers a perfect blend of comfort and space. With a generous size of 1,001 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Additionally, there are two bathrooms, ensuring convenience for all residents. Built in 1969, this property combines classic design with modern living, making it a wonderful choice for those seeking a home with character.

The location in Mynydd Isa is particularly appealing, offering a friendly community atmosphere while being conveniently close to the amenities of Mold. This area is known for its excellent local schools, parks, and shops, making it an ideal setting for families and professionals alike.

In summary, this detached house in Llys Argoed presents a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Entrance Porch

A welcoming entrance porch featuring a UPVC entrance door and side-facing window, wood-effect flooring, modern grey wall-mounted radiator, and a large built-in storage cupboard providing excellent practicality.

Entrance Hall

Entrance hall with wood-effect flooring, staircase rising to the first floor, and panelled doors leading to the principal ground floor rooms.

Living Room



A stylish open-plan living space with UPVC window to the front elevation, feature shelving unit, understairs storage cupboard, contemporary electric fire, and modern vertical wall-mounted radiator. Open access leading through to the dining area creates an ideal space for modern family living and entertaining.



Dining Room



Bright and versatile dining area with wood-effect flooring, modern grey vertical radiator, frosted UPVC side window, and doors leading to the utility room and downstairs WC. Open plan to the kitchen area.

Kitchen



Beautifully finished contemporary kitchen fitted with a range of light grey matt handleless wall and base units complemented by matching worktops and splashbacks. Features include integrated fridge freezer, dishwasher, double shoulder-height ovens, pan drawers, five-ring gas hob with extractor over, and composite black sink with drainer. The kitchen also benefits from two skylights, UPVC windows to the rear and side elevations, breakfast bar seating for three, space for a sofa, wood-effect flooring, and French doors opening onto the rear garden. Finished to an exceptional standard with stylish black fittings and sockets creating a sleek and elegant finish throughout.



Downstairs WC



Modern cloakroom fitted with a wall-mounted WC, vanity wash hand basin with storage cupboard and mixer tap, feature shelving, and wood-effect flooring.

Utility



Practical utility room with plumbing and space for a washing machine, built-in storage cupboard, grey wall-mounted radiator, and UPVC side door providing access to the driveway.

Landing

First floor landing with UPVC side window, loft access, doors leading to all bedrooms and bathroom, and a large built-in storage cupboard housing the wall-mounted boiler.

Bedroom One



A spacious principal bedroom with UPVC window to the front elevation and grey wall-mounted radiator.

Bedroom Two



Generous double bedroom with UPVC window overlooking the rear garden and grey wall-mounted radiator.

Bedroom Three



Well-proportioned third bedroom featuring wood-effect flooring, grey wall-mounted radiator, loft access, and UPVC window to the front elevation.

Family Bathroom



Stylishly appointed family bathroom fitted with a panelled bath with shower over, vanity wash hand basin and WC storage unit, illuminated wall-mounted mirror, grey ladder-style radiator, grey tiled walls and flooring, and frosted UPVC window to the rear elevation.

External



To the front of the property is a driveway providing off-road parking alongside a lawned garden area with hedging offering additional privacy. Enclosed private rear garden designed for low maintenance with decking area, artificial lawn, fenced boundaries, outside tap, electric sockets, and access to the garage.



Garage



Garage with up-and-over door, power supply, and UPVC rear access door leading into the garden.

Tenure

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

Council Tax

* Council Tax Band D - Flintshire County Council.

Agency Notes

* Services - we understand that mains gas, water, electricity and drainage are connected.

Anti Money Laundering Regulations

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.

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

FLOOR PLANS - included for identification purposes only, not to scale. Please note: the photographs have been enhanced to provide an indication of the finished appearance of the property.