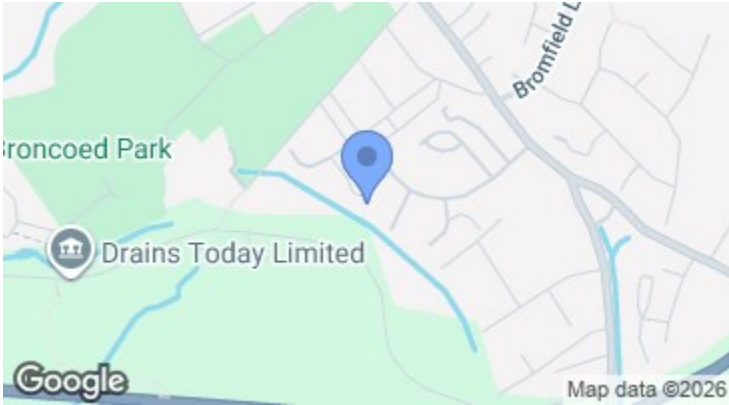
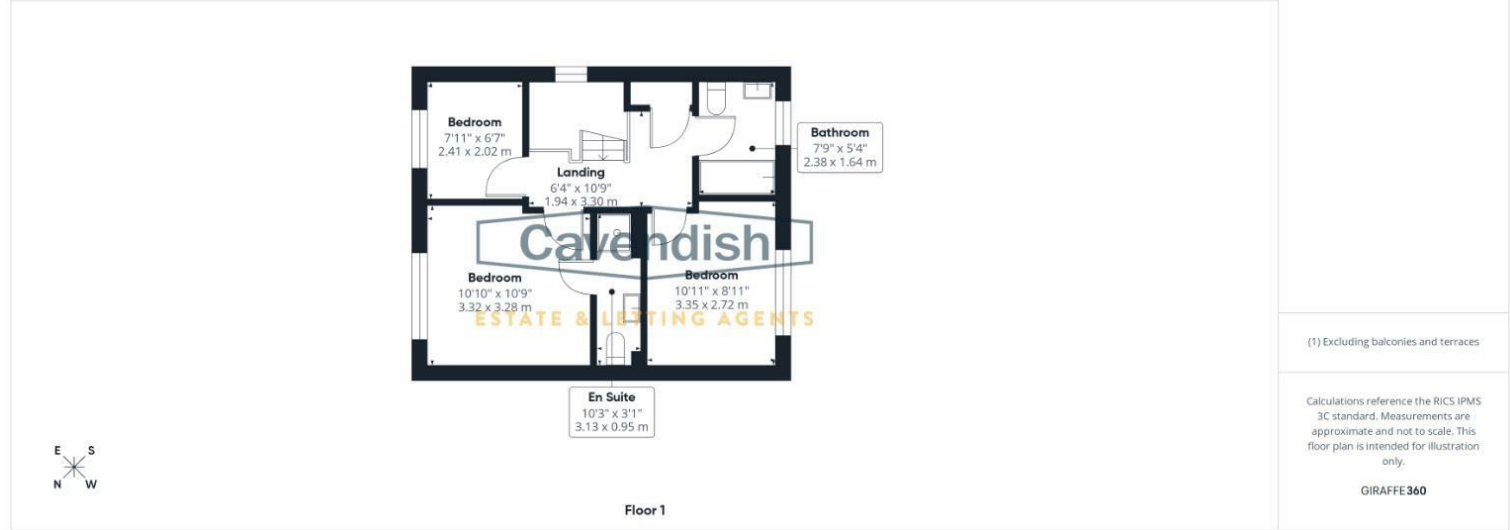


6 Is Y Coed, Mold, CH71JJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC



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.



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6 Is Y Coed

Mold,
CH7 1JJ

Offers Over £250,000

Located in a popular residential area of Mold, close to well-regarded schools including Mold Alun and Maes Garmon, this well-presented home offers spacious living, practical layout, and a lovely connection to the outdoors.

The property is approached via a private driveway providing parking for multiple vehicles, with a front garden and an attached single garage to the side. A covered entrance porch creates a sheltered and welcoming approach, ideal for those wet Welsh days.

Inside, the home feels bright and welcoming. The living room enjoys a large front-facing window that fills the space with natural light and flows seamlessly into the open dining area. Sliding patio doors open onto the garden, making this a perfect space for family life and entertaining. The kitchen is well laid out with ample storage, built-in appliances, and a rear door offering easy access to the garden.

Upstairs, the home offers three well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the second double bedroom enjoys peaceful views over the rear garden and woodland beyond. A further single bedroom provides flexibility as a child's room, home office, or guest space. The family bathroom completes the accommodation.

Outside, the wraparound garden combines paved and slated areas with steps leading up to the rear, creating a versatile outdoor space for relaxing, entertaining, or family use. The single garage provides additional storage and houses the boiler. The property could be easily extended, subject to the required planning permission, in to a four bed property with additional accommodation on the ground floor.

With its convenient location, generous parking, and proximity to schools, green space, and Mold town centre, this home is ideal for families and buyers seeking comfort, space, and a well-connected lifestyle.

Location



Located in a popular and convenient residential area of Mold, this property enjoys an excellent position close to a range of local amenities and well-regarded schools, including Mold Alun and Maes Garmon. The property is ideally placed for access to Mold town centre, offering a variety of shops, cafés, restaurants, and leisure facilities. Surrounded by green spaces and woodland walks, the area provides a pleasant balance of town living and outdoor lifestyle, while also benefiting from good transport links to surrounding towns and road networks, making it ideal for families and commuters alike.

External



The exterior of the property is a traditional red brick semi-detached house with white window frames and a pitched roof. It features a driveway offering ample parking space, a front lawn, and a garage to the side. The setting includes neighbouring homes and is situated in a peaceful residential area with trees bordering the plot.

Cloakroom



A compact, ground-floor cloakroom featuring a white toilet and pedestal sink set against light walls. A small window above the radiator allows natural light to filter in, while the flooring is finished in a practical wood-effect style. This room offers essential convenience for guests and residents alike.

Living Room



A spacious living room featuring large window space that brightens the area naturally. The room is carpeted in a soft grey tone, providing a cosy atmosphere. It benefits from neutral walls and ceiling, creating a versatile space to personalise. The room flows seamlessly into a dining area, offering an open feel and convenient access to the kitchen. A white door leads to other parts of the home, and a staircase with carpeted steps rises towards the upper floor.

Dining Room



The dining area extends naturally from the living room, featuring carpeted flooring and neutral walls. It benefits from sliding glass doors that lead directly into the rear garden, allowing plenty of natural light and easy outdoor access. This space is ideal for family meals or entertaining, with sufficient room for a dining table and chairs.



Kitchen



A well-appointed kitchen with a practical layout, fitted with white cabinetry and contrasting grey work surfaces. The U-shaped arrangement includes integrated appliances such as a gas hob and oven. The floor is finished with dark tiles, complementing the clean and fresh feel of the space. A window above the sink and a door provide natural light and access to the outside, enhancing ventilation and convenience.

Bedroom 1



A bright bedroom with neutral decor and plush grey carpet. It features a large window that brings in plenty of natural light and a radiator positioned beneath. The room provides ample space for a bed, storage furniture, and personal touches, making it a restful retreat.



En Suite



Fitted with a white toilet, sink, and shower with silver fittings, finished with patterned tile-effect flooring for a modern feel.



Bedroom 2



This bedroom offers a peaceful setting with light walls and grey carpeting. It has a window facing outside and includes a built-in storage cupboard. The room has direct access to an ensuite bathroom, providing added privacy and comfort.

Bathroom



The main bathroom is fitted with a white suite comprising a bath with a shower screen, a shower over the bath, a toilet and a pedestal sink. The walls are partly tiled in white, with a light and fresh atmosphere enhanced by the window that provides natural light. This bathroom is functional and well-maintained with patterned floor tiles adding a subtle decorative touch.



Bedroom 3



A smaller bedroom or versatile room that is carpeted in grey with white walls. It has a window that allows natural light to enter, making it suitable for use as a child's bedroom, home office, or guest room.

Rear Garden



The rear garden extends to a generous size with a grass lawn bordered by fencing, providing a private and peaceful outdoor space. There is a patio area adjacent to the property, suitable for seating or entertaining. The garden slopes gently upwards and is flanked by mature trees and shrubs, adding to the sense of seclusion.



TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council- Band D

ANTI-MONEY LAUNDERING

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.

EXTRASERVICES

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.