

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.



52 Bryn Awelon

Mold,
CH7 1LU

**NEW
£300,000**

Situated within easy walking distance of the Mold Town Centre, this well-presented three-bedroom detached bungalow occupies a generous plot with an attractive outlook. The property offers modern living throughout, off-road parking, landscaped gardens, and excellent natural light, making it an ideal home for a range of buyers seeking comfort, convenience, and privacy. The bungalow has been thoughtfully renovated throughout, further benefiting from a resin driveway and electric vehicle charging point.

LOCATION

Ideally positioned within walking distance of the Mold Town Centre, this attractive three-bedroom detached bungalow enjoys a pleasant outlook and a generous plot, offering both convenience and privacy. Mold is a thriving market town situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with both English and Welsh medium primary and secondary schools and leisure facilities. Near by is the noted Theatre Clwyd complex as well as the popular Glasfryn Restaurant.

EXTERNAL

The property is approached via a resin driveway providing off-road parking for up to three vehicles, complemented by a neatly maintained lawned front garden with conifer hedging and decorative shingle borders. A tiled pathway runs around the side of the bungalow, where a wooden gate provides access to the rear garden. An electric vehicle charging point is also installed, adding a modern and practical touch.

ENTRANCE HALLWAY

1.34 x 5.95 (4'4" x 19'6")



Entry is gained through a stylish grey composite door into a welcoming entrance hallway with tiled flooring, featuring a pendant light fitting, radiator, loft access, and doors leading to all principal rooms.

LIVING ROOM

3.59 x 4.83 (11'9" x 15'10")



To the left is a spacious lounge, beautifully presented with carpeted flooring and dual-aspect double-glazed windows, allowing plenty of natural light. The room features two radiators, an attractive black steel fireplace with tiled surround, and a white wooden mantel, creating a warm and relaxing living space.

**KITCHEN**

3.27 x 2.87 (10'8" x 9'4")



The modern kitchen flows seamlessly from the hallway and is fitted with light grey wall and base units with curved edges, under-cabinet lighting, and white glass splashbacks. Appliances include a Bosch electric hob with AEG extractor hood, Blomberg oven and grill, integrated dishwasher, and a sunken stainless-steel sink with a multi-function spray tap. Decorative LED pendant lighting adds a stylish finish, while a double-glazed window and door provide access to the rear garden.

**BEDROOM 1**

3.13 x 3.33 (10'3" x 10'11")



The main double bedroom overlooks the front of the property and benefits from carpeted flooring, a pendant light, radiator, and double-glazed window.

TENURE

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

Agents notes

- Rewired in 2023
- Boiler in the loft
- Work has been done to the roof
- New resin driveway

COUNCIL TAX

*Council Tax Band D - 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.

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.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. On reaching the roundabout take the second exit and then take the second right turning thereafter, after the sports fields, into Bryn Awelon. Follow the road up the hill and take the first right and follow the road to the far end, whereupon the property will be seen on the left hand side.

**BEDROOM 2**

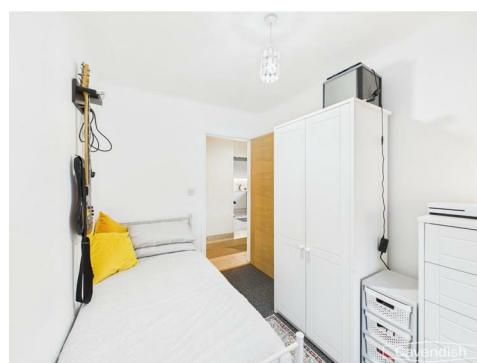
2.84 x 3.01 (9'3" x 9'10")



The second double bedroom enjoys views over the rear garden, with carpeted flooring, pendant lighting, a radiator, and double-glazed window.

BEDROOM 3

3.13 x 2.10 (10'3" x 6'10")



The third bedroom, ideal as a single bedroom, home office, or study, also includes a double-glazed window and radiator.

SHOWER ROOM

1.94 x 1.75 (6'4" x 5'8")



The family bathroom is finished in a contemporary style with stone-coloured floor and wall tiling. It comprises a corner glass shower enclosure with sliding doors, adjustable silver shower fittings, a white floating wash basin, WC, heated towel rail, UPVC double-glazed ventilation window, and ceiling light.

GARDEN

The rear garden has been thoughtfully landscaped into two tiers. The upper tier features a paved patio seating area, ideal for outdoor dining, while the lower tier provides a generous lawned space with a plastic garden shed. The garden is not overlooked, offering a good degree of privacy.

This well-presented bungalow combines a desirable location, modern features, and a practical layout, making it an excellent choice for a wide range of buyers.

