

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		63	73
		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		
(21-34)	E		
(11-20)	F		
(1-10)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

**8 Rhodfa Helyg**  
Leeswood, Mold, Flintshire,  
CH7 4UJ

**Price**  
**£180,000**

A delightful two-bedroom detached bungalow situated in the peaceful village of Leeswood, built in the 1980s and set on a quiet residential development. The property offers generous driveway parking for three vehicles, a front lawn garden, and a welcoming entrance porch leading into a well-configured interior. Inside, you'll find a comfortable living room with an electric fireplace opening to a bright conservatory, a fully fitted kitchen with ample storage, two double bedrooms (one with good proportions), and a modern wet room bathroom designed for accessibility. The rear garden is thoughtfully laid out with a paved patio, mature planting, and a neat lawn — all easily maintained and ideal for relaxed outdoor enjoyment. This home combines functionality, charm and a desirable location in Leeswood.

**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.

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**LOCATION**

Nestled in the pleasant village of Leeswood on a quiet 1980s residential development, 8 Rhodfa Helyg is a charming two-bedroom detached bungalow with comfortable accommodation and attractive gardens

**EXTERNAL**

The front of the property features a neat lawned garden and a brick-paved driveway with space for up to three vehicles. A white uPVC door leads into a double-glazed entrance porch, which in turn gives access to the main hallway.

**PORCH**

1.61 x 0.90 (5'3" x 2'11")

**HALLWAY**

0.88 x 1.86 (2'11" x 6'1")

The entrance hall, finished with laminate flooring and ambient pendant lighting, houses convenient handrails and extends into a secondary hallway connecting to the main rooms. Off this corridor, you'll find built-in storage cupboards that conceal the water tank, airing cupboard, and additional shelves for domestic essentials.

**KITCHEN**

3.02 x 2.64 (9'11" x 8'8")



Adjacent lies the kitchen, which flows naturally from the hallway. With vinyl flooring to match the utility areas, it is fitted with a combination of cream wall and base units and wooden contrasting cabinetry. A tiled splashback runs behind the work surfaces. You'll find plumbing in place for a washing machine and an electric cooker, plus a stainless steel sink and drainer with adjustable faucet. The gas-fired boiler is discreetly sited here. A useful serving hatch connects through to the living room, and a ceiling-mounted laundry rack adds extra practicality.

**LIVING ROOM**

5.41 x 3.11 (17'9" x 10'2")

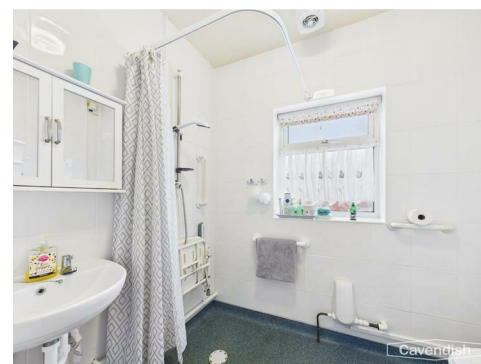


The living room is a welcoming and versatile space, warmed by a radiator and anchored by an electric fireplace set beneath a wooden mantel. Sliding double doors open out to the adjoining

conservatory, enabling natural flow between indoor and outdoor areas.

**WETROOM**

2.37 x 1.73 (7'9" x 5'8")



To your right of the hallway lies the bathroom, thoughtfully adapted as a wet room with anti-slip vinyl flooring, floor-to-ceiling white tiling, and chrome fixtures. It includes a WC, a pedestal hand basin with a mirrored vanity cabinet above, and an electric shower with adjustable head, complete with a mounted shower seat and supporting grab rails for accessibility. An obscure glazed window ensures both light and privacy while providing ventilation.

**BEDROOM 1**

3.80 x 3.15 (12'6" x 10'4")



The principal bedroom is more generously proportioned, also carpeted, with a front-facing double-glazed window, pendant lighting, and a central radiator — providing a peaceful space to rest.

**BEDROOM 2**

2.72 x 2.67 (8'11" x 8'9")



Moving on, the smaller of the two bedrooms presents a cozy double-bed layout, carpeted and lit by a hanging pendant, with a radiator beneath a double-glazed front window.

**CONSERVATORY**

2.15 x 2.42 (7'1" x 7'11")



The conservatory features terracotta-style floor tiles, full-height glazing, and light fittings, creating a bright garden-facing sitting area.

**GARDEN**

Outside, the rear garden is an inviting space designed for enjoyment and ease of maintenance. A paved patio leads to a generous lawn, bordered by established planting, with a timber gate giving side access. There is a timber garden store shed, a second bench and storage area, and flowerbeds to the periphery. The layout provides both sun and shelter, making it ideal for relaxing or light gardening.

**TENURE**

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.

**MATERIAL INFORMATION**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be

requested from our office which will be sent via email.

**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 BUYERS 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**

Cavendish Estate Agents 1 High St, Mold CH7 1AZ - Head south on High St/B5444 towards Chester St/A5119 Continue to follow 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 0.3 mi - Continue onto King St 364 ft Turn left onto Willow Walk ( Rhodfa Helyg) Destination will be on the right 207 ft 8 Willow Walk ( Rhodfa Helyg) Leeswood, Mold CH7 4UJ