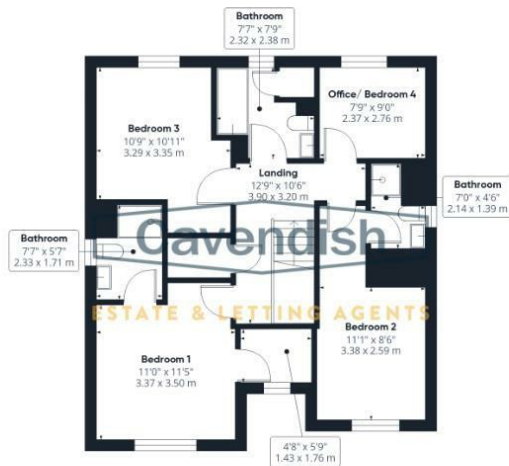


18 Ffordd Tywod, Mold, CH71FA



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
1432 ft<sup>2</sup>  
132.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**18 Ffordd Tywod**  
Mold,  
CH71FA

**Offers Over**  
**£425,000**

Situated within a quiet and highly desirable cul-de-sac in the popular market town of Mold, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Having been thoughtfully updated by the current owners, the property boasts an impressive open-plan kitchen, dining and family room, two en-suite bedrooms, a landscaped rear garden and a garage with driveway parking. Conveniently positioned within easy reach of Mold town centre, excellent schools, local amenities and transport links, this is a superb family home ready to move straight into.



www.cavendishproperties.co.uk

**Cavendish**  
**ESTATE AGENTS**

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www.cavendishproperties.co.uk

**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**

Mold is one of North Wales' most sought-after market towns, offering an excellent range of independent shops, cafés, restaurants and supermarkets. The town is renowned for its popular street market, Theatre Clwyd and excellent educational facilities. The property enjoys convenient access to the A55 Expressway, providing excellent links to Chester, North Wales and the wider motorway network. Beautiful countryside, walking routes and outdoor pursuits are available nearby within the Clwydian Range Area of Outstanding Natural Beauty.

**External Front**

To the front, the property enjoys excellent kerb appeal with a double-width driveway providing parking for multiple vehicles, attractive gravel borders, an artificial lawn and planted beds and integral garage.

**Entrance Hallway**

4.46 x 1.88 (14'7" x 6'2")



A welcoming entrance hall featuring wood-effect flooring, two pendant light fittings, radiator and carpeted staircase rising to the first floor. The hallway provides access to the principal ground floor accommodation and benefits from a useful under-stairs storage cupboard.

**Downstairs W/C**

1.26 x 1.70 (4'1" x 5'6")



Finished with matching wood-effect flooring, attractive wall panelling, white low-level WC and hand basin, radiator, pendant lighting and ventilation.

raised sleeper flower beds, offering a high degree of privacy. External power points, water supply and gated access to both sides complete this attractive outdoor space.

**Patio****Garage**

5.01 x 2.58 (16'5" x 8'5")

The integral garage benefits from power, lighting, an up-and-over door and houses the Ideal gas-fired boiler.

**Tenure**

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

**Council Tax**

\* Council Tax Band F - Flintshire County Council.

**AML**

Anti-Money Laundering Verification Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a 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.

**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.

**Bedroom 3**

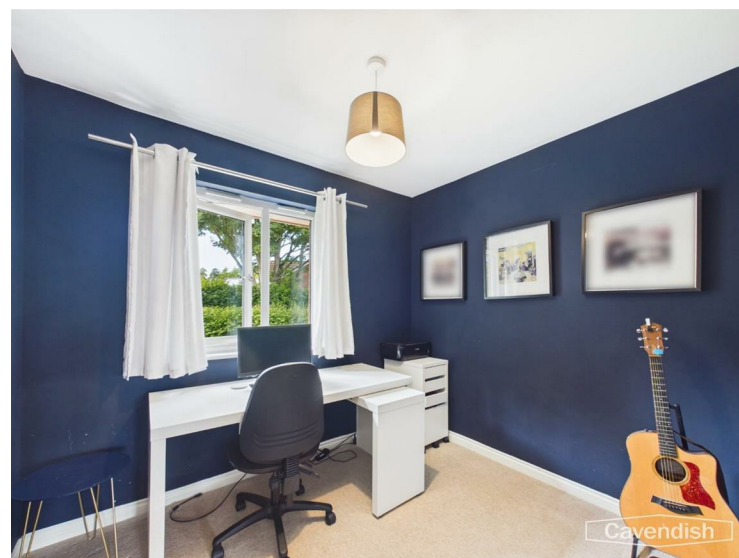
3.29 x 3.35 (10'9" x 10'11")



A spacious double bedroom overlooking the rear garden with carpeting, radiator and a useful alcove ideally suited for wardrobes or additional furniture.

**Bedroom 4**

2.32 x 2.38 (7'7" x 7'9")



Currently utilised as a studio/office, this versatile room would equally make an excellent nursery, home office or fourth bedroom. Featuring carpeting, radiator, pendant lighting and double glazed window.

**Family Bathroom**

2.32 x 2.38 (7'7" x 7'9")



A well-appointed family bathroom fitted with a white suite comprising bath, concealed cistern WC and vanity wash basin. Finished with black tiled flooring, radiator, LED lighting, obscure window and a large storage cupboard which offers potential for a separate shower installation if desired.

**Garden**

The rear garden has been thoughtfully landscaped for ease of maintenance and family enjoyment. A substantial paved patio provides ample space for outdoor dining and entertaining, whilst a timber pergola creates a wonderful seating area. The lawn is bordered by mature hedging and

**Living Room**

5.12 x 3.16 (16'9" x 10'4")



A generously proportioned family living room enjoying a large bay window to the front elevation, flooding the room with natural light. Finished with carpeting, radiator and pendant lighting, the focal point is the bespoke built-in media wall incorporating illuminated display shelving and useful storage.

**Kitchen**

3.62 x 8.17 (11'10" x 26'9")



Undoubtedly the heart of the home, this stunning open-plan space has been designed with modern family life in mind. The kitchen is fitted with a range of stylish white wall

and base units complemented by elegant gold handles and wood-effect work surfaces. A central island provides additional storage and breakfast bar seating, creating a sociable space for everyday living and entertaining. Integrated appliances include a Smeg five-ring gas hob with extractor hood above and matching gas oven below fitted dishwasher and fridge freezer. A white composite sink with gold mixer tap sits beneath a window overlooking the rear garden.

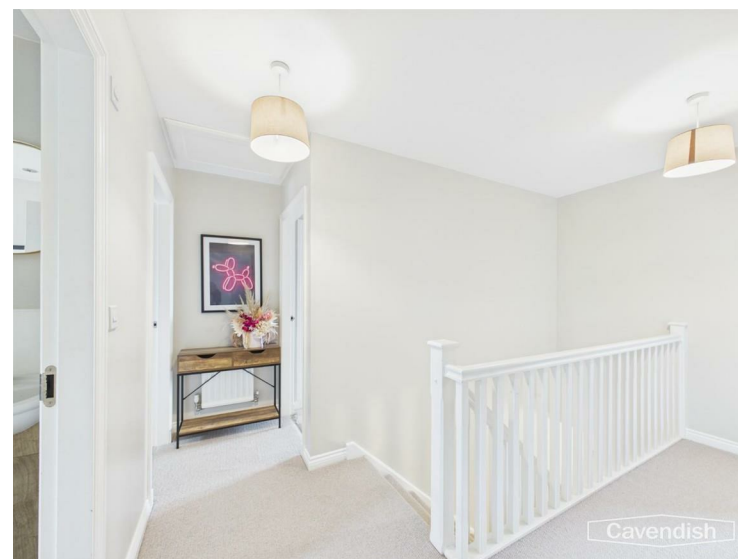
**Dining area**

The room opens seamlessly into a spacious dining and family area with feature wall panelling, two pendant light fittings

and ample space for both dining and relaxed seating. Double glazed French doors open directly onto the rear patio, creating a wonderful connection between the indoor and outdoor living spaces.

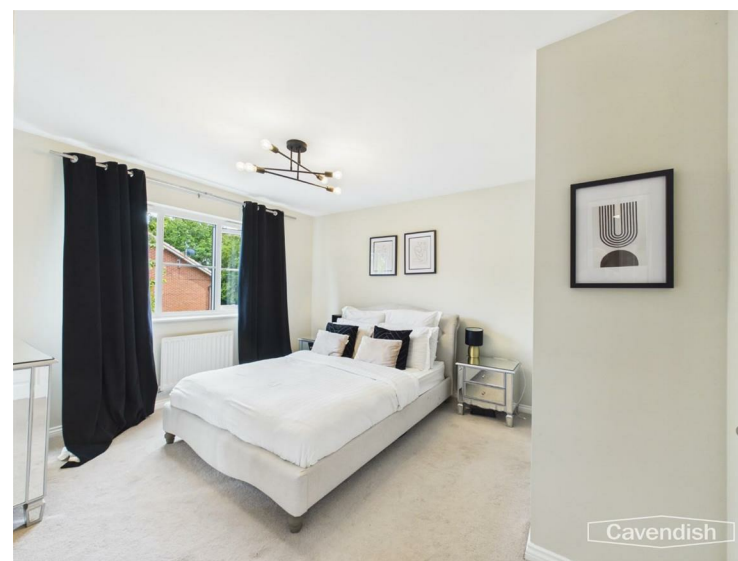


**Landing**  
3.90 x 3.20 (12'9" x 10'5")



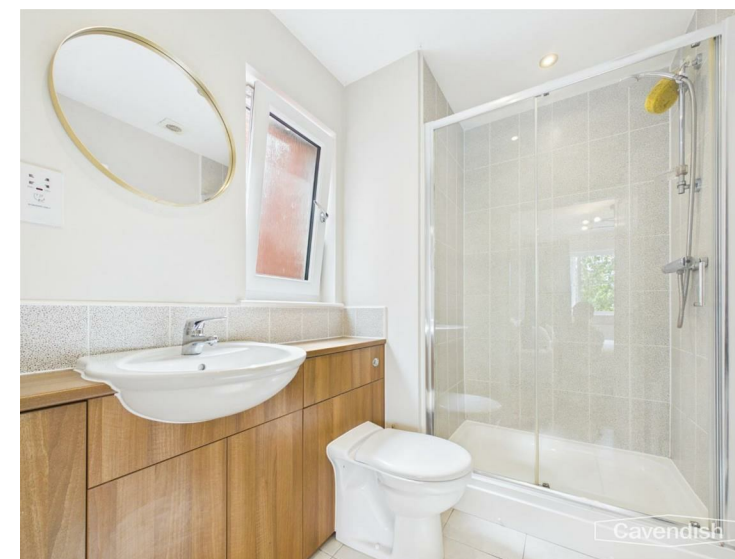
A bright landing area with two pendant light fittings, loft access and a useful storage cupboard.

**Primary Bedroom**  
3.37 x 3.50 (11'0" x 11'5")



A spacious principal bedroom positioned to the front of the property with fitted carpeting, radiator and large window overlooking the cul-de-sac. A doorway leads into a superb walk-in wardrobe/dressing room offering extensive hanging and storage space.

**Ensuite 1**  
2.33 x 1.71 (7'7" x 5'7")



The room further benefits from a stylish en-suite shower room fitted with a double walk-in shower with sliding glazed doors, white concealed cistern WC, vanity wash basin, tiled flooring, radiator, LED lighting, ventilation and obscure glazed window.

**Bedroom 2**  
3.38 x 2.59 (11'1" x 8'5")



A generous double bedroom situated to the front elevation featuring fitted mirrored sliding wardrobes providing excellent storage. The room benefits from carpeting, radiator and its own en-suite shower room.

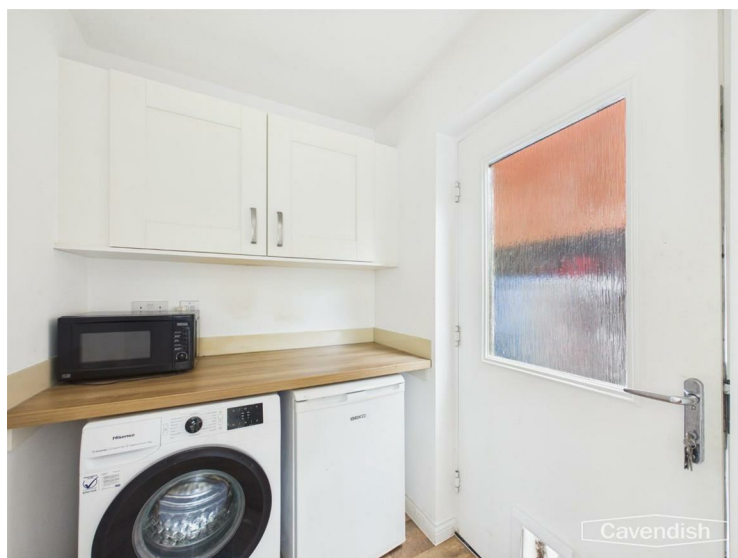


**Ensuite 2**  
2.14 x 1.39 (7'0" x 4'6")



En-suite shower room comprising corner shower enclosure, white WC, wash basin, tiled flooring, LED lighting and ventilation.

**Utility**  
1.29 x 1.54 (4'2" x 5'0")



A practical addition to the home with matching worktops and storage units, plumbing and space for washing machine and tumble dryer, pendant lighting, ventilation and external door providing access to the side of the property.