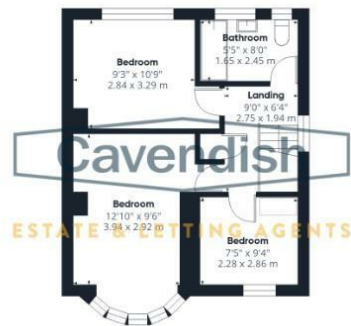




Floor 0



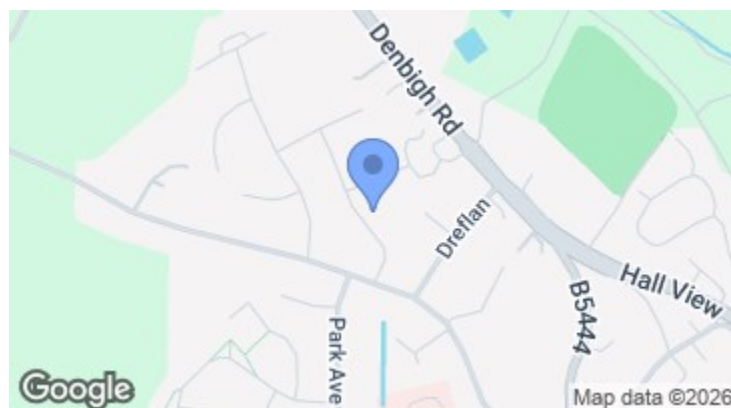
Floor 1

Approximate total area⁽¹⁾
961 ft²
89.3 m²

(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-90) 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		



21 Hillside Crescent
Mold, Flintshire,
CH7 1RL

NEW
£260,000

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.

A fantastic opportunity to acquire an extended three-bedroom semi-detached family home, occupying a generous plot in one of Mold's popular residential locations, just a short walk from the town centre. Offering spacious and versatile living accommodation, a substantial rear garden and huge potential for modernisation, this property is perfect for growing families or buyers looking to create their ideal home.

Internally, the property retains a wealth of character and offers two generous reception rooms, an extended family living space overlooking the garden, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from driveway parking, a single garage and an impressive rear garden with mature trees, providing a wonderful outdoor space for families and keen gardeners alike.

Viewing is highly recommended to appreciate the space, potential and excellent location this home has to offer.



Location

Situated on the ever-popular Hillside Crescent, this property enjoys a convenient position within walking distance of Mold town centre, offering an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. Mold is renowned for its popular twice-weekly street market and excellent schooling for all ages.

The area also provides easy access to the A55 Expressway, making commuting to Chester, Wrexham and the North Wales coast straightforward. Beautiful countryside, Loggerheads Country Park and the Clwydian Range Area of Outstanding Natural Beauty are all just a short drive away, offering superb walking and outdoor pursuits.

External

To the front, the property is approached via a paved driveway providing off-road parking for two vehicles alongside a lawned front garden. A single garage and gated side access lead through to the rear.

Entrance Hallway

3.16 x 1.79 (10'4" x 5'10")



Accessed via a glazed wooden front door, the welcoming entrance hall features carpeted flooring, a radiator, ceiling light point and staircase rising to the first floor. There is useful hanging space for coats together with an understairs storage cupboard, creating a practical first impression.

Front Room

3.17 x 3.92 (10'4" x 12'10")



Positioned at the front of the property, this attractive reception room enjoys a large bay window allowing plenty of natural light to flood the space. A charming original fireplace with exposed brick surround creates a lovely focal point, complemented by carpeted flooring, radiator and ceiling light, making this an ideal room to relax and unwind.

Kitchen

3.55 x 2.21 (11'7" x 7'3")



The kitchen is fitted with a range of beech-effect wall and base units complemented by green tiled flooring and tiled splashbacks. There is a gas hob, stainless steel sink, plumbing for a washing machine, a gas boiler and useful breakfast bar with wooden worktop for informal dining. A rear door provides direct access to the garden, while secondary glazed windows overlook the rear aspect.

Living Room

3.52 x 3.50 (11'6" x 11'5")



A superb extended living space providing excellent versatility for modern family life. The first section offers a cosy sitting area with carpeted flooring, feature fireplace with wooden mantel and built-in storage.

Dining room

3.61 x 3.37 (11'10" x 11'0")



The room opens seamlessly into the extension where wood flooring continues beneath vaulted ceilings with exposed timber beams and Velux roof windows, creating a wonderfully bright and airy family room. Sliding patio doors open directly onto the rear garden, effortlessly blending indoor and outdoor living.

Landing

2.75 x 1.94 (9'0" x 6'4")



A bright landing with carpeted flooring, side window, loft access, ceiling light and useful storage cupboard. Doors lead to all first-floor accommodation.

Bedroom 1

3.94 x 2.92 (12'11" x 9'6")



A generous double bedroom positioned at the front of the property featuring attractive wood flooring, large bay window, radiator, ceiling light and fitted storage above the bed, providing an excellent principal suite.

Bedroom 2

2.84 x 3.29 (9'3" x 10'9")



Another spacious double bedroom enjoying lovely views across the rear garden through a large window. Finished with carpeted flooring, radiator and ceiling light, this is an excellent guest or family bedroom.

Bedroom 3

2.28 x 2.86 (7'5" x 9'4")



A comfortable single bedroom overlooking the front of the property, ideal as a nursery, child's bedroom or home office. Complete with carpeted flooring, radiator and ceiling light.

Family Bathroom

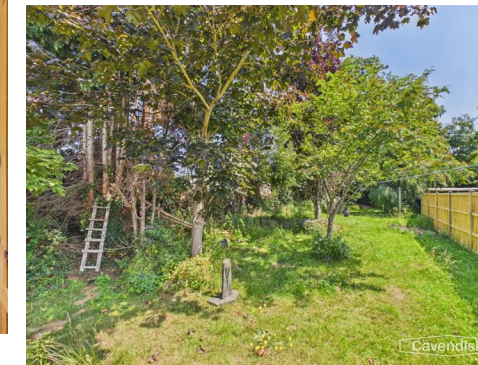
1.65 x 2.45 (5'4" x 8'0")



Fitted with a white suite comprising panelled bath with electric shower over, WC and wash hand basin. Finished with wood-effect flooring, wall panelling, obscure glazed window and ceiling light.

Garden

The rear garden is undoubtedly one of the property's standout features, enjoying a paved patio perfect for outdoor dining before extending into a substantial lawn with mature trees and established planting. Offering a high degree of privacy and endless potential, it provides a wonderful setting for families, keen gardeners or anyone seeking generous outside space.

Garage**Tenure**

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

Council Tax

* Council Tax Band D - 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.