

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			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(21-38) E			
(11-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**22 Cae Isa**  
New Brighton, Mold,  
CH7 6ZA

**Offers Over**  
**£150,000**

**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.

\*\*\*NO ONWARD CHAIN\*\*\* Nestled in the charming cul-de-sac of Cae Isa, New Brighton, Mold, this delightful end-terrace house presents an excellent opportunity for first-time buyers and investors. The property boasts a spacious reception room, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it offers a comfortable living environment for individuals or small families. Also benefiting commuters with access to the A55.

Recently fully redecorated throughout, this home is ready for your personal touch, as it awaits the installation of flooring to complete its transformation. The brand new bathroom is a standout feature, designed with modern aesthetics and functionality in mind. Additionally, the property is equipped with new smart radiators in each room, ensuring warmth and comfort during the colder months. A new Thermino hot water system has also been installed, enhancing the overall efficiency of the home.

This property is ideally situated in a friendly neighbourhood, making it a perfect choice for those looking to settle in a welcoming community. With its blend of modern updates and potential for further personalisation, this end-terrace house is a fantastic opportunity not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home in New Brighton is sure to impress.



**Location**

New Brighton is a highly regarded village situated on the outskirts of Mold, enjoying a semi-rural setting surrounded by attractive countryside whilst remaining conveniently positioned for everyday amenities. The nearby market town of Mold offers an excellent selection of shops, supermarkets, restaurants, cafés and leisure facilities, together with highly regarded schools and regular community events. The area also provides excellent access to major road networks such as the A55, making it ideal for commuters travelling throughout North Wales, Chester and the wider North West region. Combining village charm with practical convenience, New Brighton continues to be one of the area's most desirable residential locations.

**External**

Externally the property is accessed through a cul-de-sac, and offers off street parking on a cement driveway for up to 3 vehicles. There is also an attractive front lawn garden.

**Entrance Hallway**

0.89 x 3.23 (2'11" x 10'7")

A welcoming entrance hallway sets the tone for this exceptionally well-maintained home. Featuring a newly installed smart radiator, the space also benefits from a generously sized under-stairs storage cupboard, ideal for coats, household items and everyday practicality.

**Kitchen**

1.75 x 3.24 (5'8" x 10'7")



Positioned to the front of the property, the kitchen is fitted with a contemporary white gloss suite, approximately ten years old yet presented in immaculate condition throughout. Patterned tiled flooring complements the stylish black tiled splashbacks, while a brand-new oven has recently been installed. A PVC double glazed window overlooks the front garden, allowing plenty of natural light to fill the room.

**Living Room**

4.13 x 3.51 (13'6" x 11'6")



Located at the rear of the property, the spacious living room provides an excellent space for both relaxation and entertaining. A smart radiator offers modern heating efficiency, while PVC

double glazed windows and French doors, installed approximately two years ago, flood the room with natural light and provide direct access onto the rear patio and garden beyond.

**Landing**

1.77 x 1.11 (5'9" x 3'7")

The landing benefits from a side window, creating a bright and airy feel. An airing cupboard houses the recently installed Thermino hot water system, delivering instant hot water on demand while maximising energy efficiency and storage space.

**Bedroom 1**

3.21 x 3.06 (10'6" x 10'0")



A generously proportioned double bedroom featuring built-in wooden wardrobes with a full-length mirrored door. Additional over-stairs

storage provides valuable practicality, while a smart radiator and PVC double glazed window complete this comfortable and well-appointed space.

**Bedroom 2**

2.13 x 3.10 (6'11" x 10'2")



A further well-sized double bedroom enjoying views over the rear garden through a PVC double glazed window. The room also benefits from a newly installed smart radiator, making it ideal as a guest room, children's bedroom or home office.

**Bathroom**

1.94 x 1.94 (6'4" x 6'4")

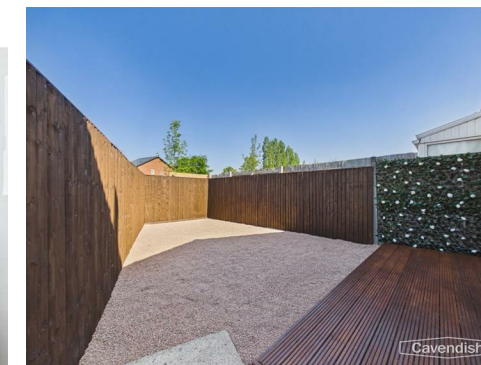
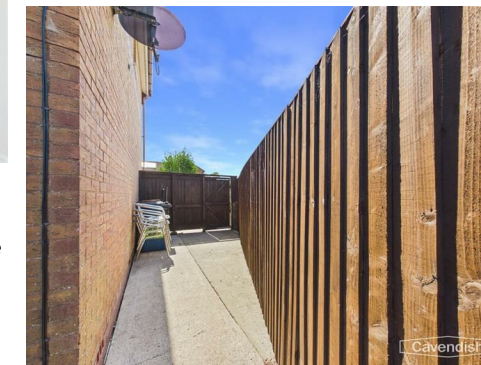


Beautifully refitted, the contemporary bathroom features modern laminate wall panelling for a sleek, low-maintenance finish. The suite comprises a panelled bath with overhead shower, wash hand

basin and WC, all presented to an excellent standard.

**Garden**

One of the property's standout features is its superb south-facing corner plot. To the rear, a newly laid decking area leads onto a beautifully finished pebble garden, enclosed by recently installed fencing for privacy and security. The garden wraps around the side of the property, creating additional patio space perfect for storage, outdoor seating or easy side access.

**Tenure**

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

**Council Tax**

\* Council Tax Band C - 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.

**Award Winning Rental 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.

**Directions**