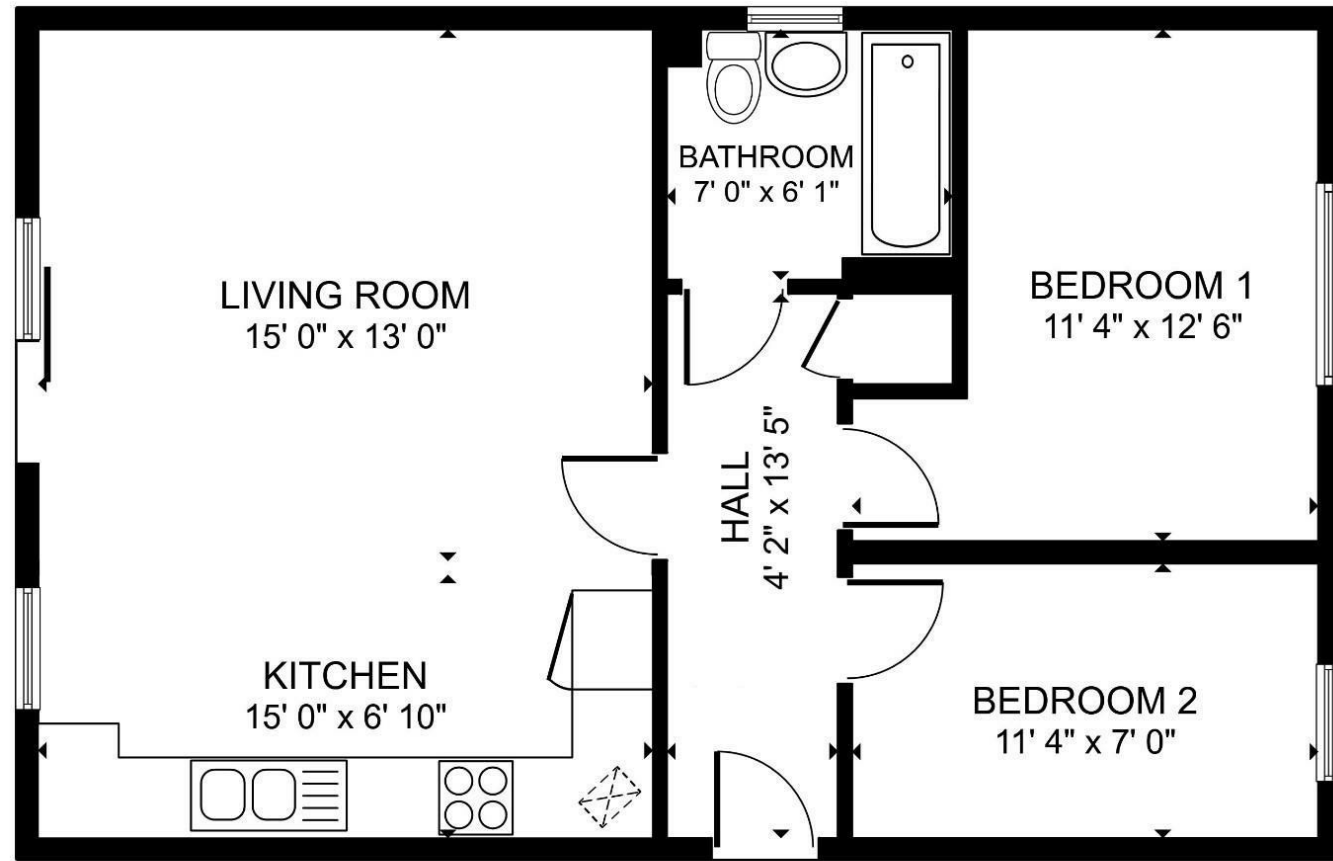
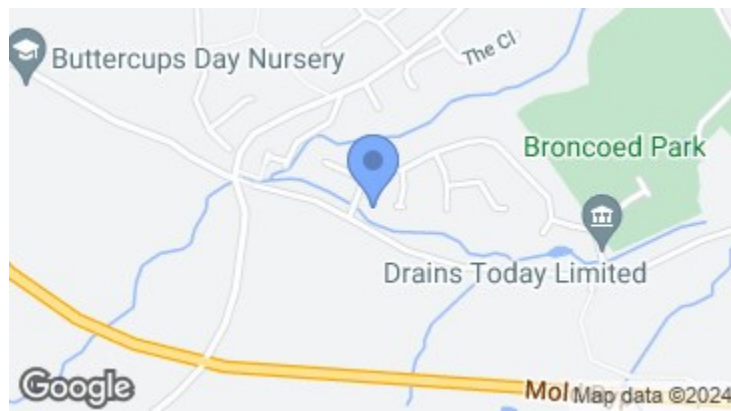


1 Ffordd Trebeirdd, Mold, Flintshire, CH71FJ



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 614 sq.ft.
TOTAL: 614 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		83	83
		EU Directive 2002/91/EC	

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



1 Ffordd Trebeirdd
Mold, Flintshire,
CH71FJ

Offers Over
£160,000

A modern and well appointed two bedroom ground floor apartment with allocated parking, forming part of this newly completed development on the periphery of Mold. Designed to a spacious plan with quality fittings, a large living room/kitchen with attractive range of units with integrated appliances; and patio doors with woodland aspect, two good size bedrooms and a well appointed bathroom. Intercom communal entrance and foyer. Gas fired central heating with 'Nest' remote operating, double glazing, air recovery system and remaining balance of the builders warranty. Ideal accommodation for the first time buyer, retired or investment purchaser.



www.cavendishproperties.co.uk

Cavendish

ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk

LOCATION

Dating from 2022, the property forms part of this modern development, now nearing completion, on the periphery of the town. Mold provides a comprehensive range of shops and facilities catering for most daily needs, several popular restaurants, a twice-weekly street market, and schools for all ages. The town is also ideally placed for ease of access to the motorway network, and to the larger centres of employment at Deeside, Chester and Wrexham.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

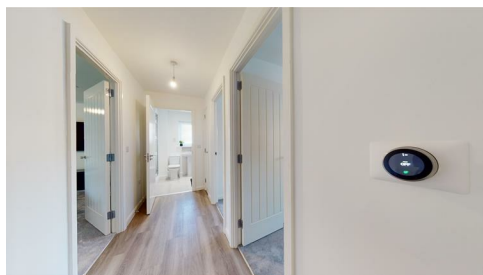
Communal front entrance door with security/intercom door to entrance foyer.

ENTRANCE FOYER

Front door to apartment No.1.

RECEPTION HALL

1.27m x 4.09m (4'2" x 13'5")



Wood effect vinyl floor covering, radiator, woodgrain effect interior doors, built in broom cupboard housing the air recovery system.

LIVING ROOM/KITCHEN

4.57m x 6.05m (15' x 19'10")



A spacious open plan room combining dining, seating and kitchen areas with double glazed window and matching French doors overlooking a woodland opposite. The kitchen is well fitted with an attractive range of gloss white base and wall units with chrome handles and contrasting grey stone effect work surfaces. Single drainer stainless steel unit with preparation bowl and mixer tap and range of integrated appliances comprising stainless steel four gas burner hob with matching splashback and cooker hood, electric single oven, fridge/freezer and dishwasher and integrated washing machine. Tiled floor to the kitchen area, TV aerial point, recessed ceiling lighting, two double panelled radiators. Fitted cupboard housing the gas fired central heating boiler.

**BEDROOM ONE**

3.45m max x 3.81m (11'4" max x 12'6")



Double glazed window to the front, TV aerial point and radiator.

**BEDROOM TWO**

3.45m x 2.13m (11'4" x 7')



Double glazed window to the front, radiator.

BATHROOM

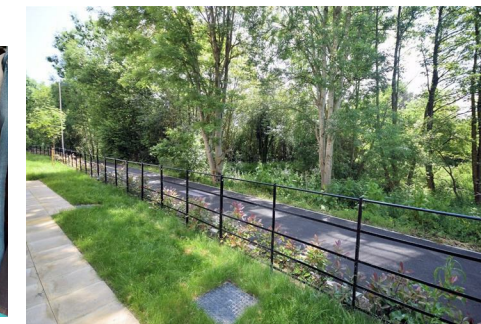
2.13m x 1.85m (7' x 6'1")



Fitted with a white three piece suite comprising panelled bath with mixer shower tap and screen, pedestal wash basin and low flush WC. Attractive part tiled walls with matching tiled floor, large chrome towel radiator, shaver point, recessed ceiling lighting, extractor fan, double glazed window with frosted glass.

OUTSIDE

Allocated parking for one car to the front of the building. Communal garden areas.

VIEW TO REAR**DIRECTIONS**

From the Agent's Mold Office proceed along Wrexham Street, passing the Alun High School on the right hand side, and take the right handed turning in a short distance thereafter onto the Nercwys Road. Follow the road for a short distance, taking the 4th right handed turning (before the flyover) onto Maes Gwern. Follow this road for approximately 0.25 mile and take the first right into the new housing development. Following the road slightly to the left and then left again, whereupon the property will be seen set back on the left hand side. The apartment is then accessed via the second entrance.

TENURE

The property is subject to a leasehold interest of 999 years dating from 1 January 2021. We are advised that there is a current monthly service charge of £69.00 for window cleaning, cleaning of the communal areas, upkeep of the communal gardens, and building insurance.

COUNCIL TAX

Flintshire County Council - Tax Band C

ANTI MONEY LAUNDERING REGULATIONS

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.

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.

MATERIAL INFORMATION REPORT

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.

PRIORITY INVESTOR 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

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW
JW