

7 Usher House, Llys Y Graig, Bryn-Y-Baal, Mold, Flintshire, CH7 6SG

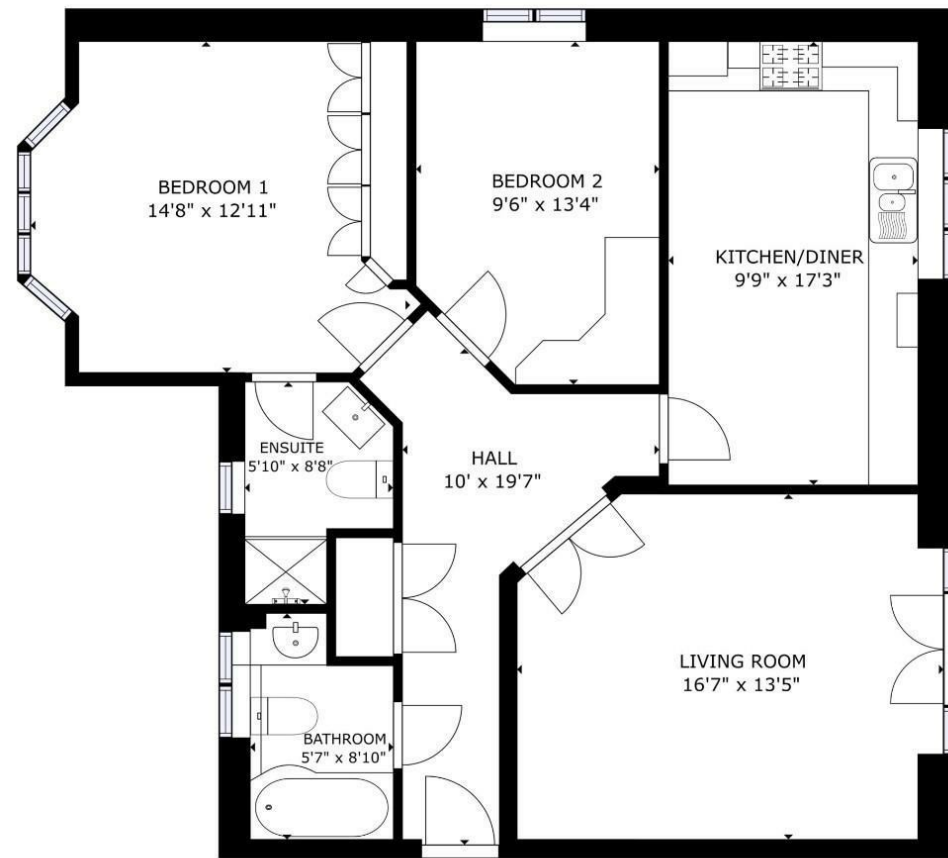
**Cavendish**  
ESTATE AGENTS

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GROSS INTERNAL AREA  
FLOOR 1: 977 sq ft  
TOTAL: 977 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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

## 7 Usher House, Llys Y Graig

Bryn-Y-Baal, Mold, Flintshire,  
CH7 6SG

**Price**  
**£220,000**

**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 BEAUTIFULLY PRESENTED AND SPACIOUS TWO BEDROOM LUXURY APARTMENT with secure gated parking forming part of this highly regarded cul de sac with panoramic views over the surrounding countryside, across to Cheshire and Liverpool in the far distance. Located on the periphery of Bryn Y Baal village some 2.5 miles from Mold and with excellent access to the main road network. Features include custom made shutters to the front elevation, Karndean wood effect flooring throughout, white panelled interior doors and high standard of decorative order.. In brief comprising: communal entrance with security intercom, spacious reception hall, living room with Juliet style balcony and contemporary fireplace, a large kitchen/dining room with granite work surfaces and full range of integrated appliances, superb principal bedroom with fitted wardrobes and en suite shower room, second bedroom also with fitted wardrobes/desk and a well appointed bathroom. Gas heating and double glazing. **INSPECTION HIGHLY RECOMMENDED.**



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**LOCATION**



Dating from circa 2007, the property forms part of a select complex of just twelve luxury apartments with gated/secure parking to the rear. The apartments stand in well maintained communal gardens and a particular feature are the extensive 180 degree views to the rear over the surrounding area.

**THE ACCOMMODATION COMPRISES**

**COMMUNAL FRONT ENTRANCE**

Double glazed communal entrance with intercom security phone.

Front door to apartment No.7.

**RECEPTION HALL**



A spacious reception hall with Karndeian wood effect flooring with feature border, recessed ceiling lighting, alarm control panel, radiator, intercom phone, central heating thermostat, deep built in airing cupboard with slatted shelving and housing a pressurised hot water cylinder tank. Part glazed twin doors to living room.

**LIVING ROOM**

5.05m x 4.09m (167' x 135')



A spacious and well lit room with double glazed French doors with matching side panels to the rear with Juliet style balcony taking full advantage of the setting with far reaching views

across to Cheshire and Liverpool in the far distance. Wall mounted marble contemporary style electric fire, coved ceiling, wall light points, TV aerial point and radiator.



**KITCHEN DINER**

2.97m x 5.26m (99' x 173')



A well appointed kitchen fitted with an attractive range of matte cream finish base and wall units with contrasting solid black granite work surfaces with inset stainless steel sink unit and mixer tap and preparation bowl. Under cupboard lighting and range of integrated appliances comprising stainless steel five gas burner hob with stainless steel cooker hood, electric double oven, microwave, dishwasher, fridge/freezer and washing machine. Continuation of the Karndeian wood effect flooring, radiator with cover, TV aerial point, recessed ceiling lighting and double glazed window with views.



**BEDROOM ONE**

4.47m x 3.94m (14'8" x 12'11")



A large principal bedroom with double glazed bay window to the front with custom made shutters, quality range of fitted wardrobe units to one wall with matte white finish to door fronts, chrome handles, hanging rails and shelving together with matching bedside cabinets and dressing table. Continuation of the Karndeian flooring with feature border, TV aerial point and radiator.



**EN SUITE**

1.78m x 2.64m (5'10" x 8'8")



A well appointed en suite shower room comprising a large tiled shower enclosure with a newly fitted door and mains shower valve; pedestal wash basin with mixer tap and low flush WC. Part tiled walls, Karndeian flooring, radiator, extractor fan, recessed ceiling lighting and double glazed window custom made shutters.

**BEDROOM TWO**

2.90m x 4.06m (9'6" x 13'4")



A versatile room presently used as a home office with double glazed window to the side gable with views, range of quality fitted wardrobe units with light wood effect door fronts, shelving and dressing table/desk. Karndeian wood effect flooring, TV aerial point and radiator.



**BATHROOM**

1.70m x 2.69m (5'7" x 8'10")



A well appointed main bathroom with attractive part tiled walls and Karndeian flooring. Comprising panelled bath with mixer shower tap and curved screen, vanity wash basin with cupboards beneath and low flush WC. Recessed ceiling lighting, extractor fan, radiator and double glazed window with custom made shutters.

**COMMUNAL GARDEN**

Well maintained communal front garden areas.

**PARKING**



Secure gated parking to the rear of the property with two designated parking spaces for the apartment.



**TENURE**

The property is understood to be subject to a 999 year lease dating from 2006 and is subject to a current ground rent of £316 per annum. A monthly service charge is payable for the upkeep of the communal areas and gardens, building insurance and window cleaning. The current charge is £115.00 pcm as from 1st December 2023.

**COUNCIL TAX**

Flintshire County Council - Tax Band E

**DIRECTIONS**

From the Agent's Mold Office proceed up the High street and turn right at the traffic lights onto King Street. At the roundabout take the second exit, proceed straight on at the next set of traffic lights and follow the road up the hill into New Brighton. At the traffic lights turn right signposted for Bryn Y Baal, proceeding over the bypass and take the first left hand turn thereafter onto Bryn Road, take the immediate left into Rockcliffe and follow the road around to the right and into Llys Y Graig whereupon apartment will be found on the left hand side.

**ESTATE AGENT 1979**

In accordance with the requirements of The Estate Agents Act 1979 as amended you are advised that the vendor is related to an employee of Cavendish Estate Agents.

**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.

**VIEWING**

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

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

DW/PMW