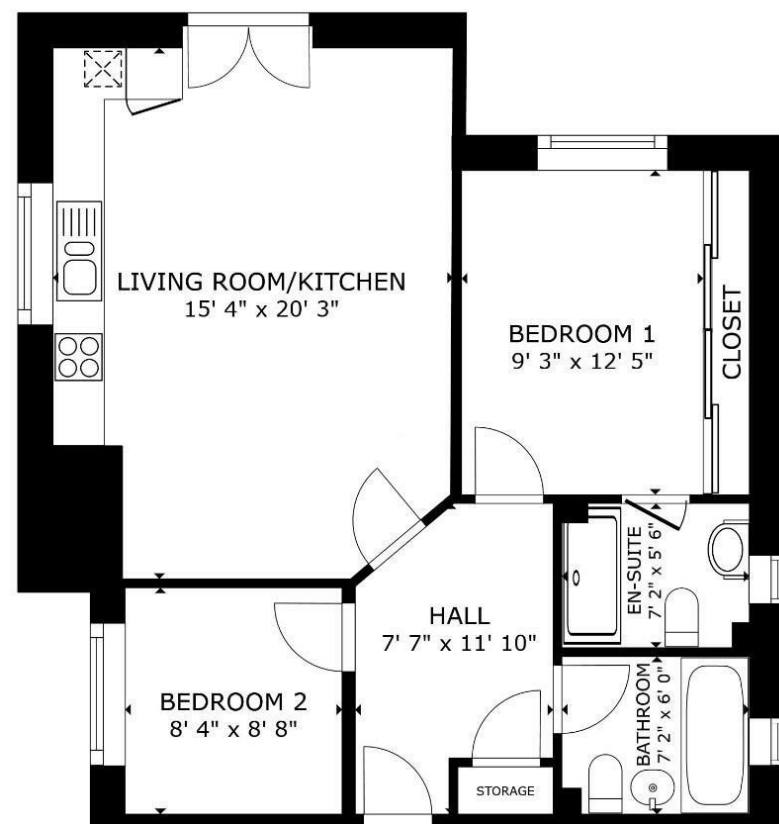


16 Llys Y Ddol, Mold, Flintshire, CH71DZ



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 722 sq.ft.  
TOTAL : 722 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		79	82
		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	



**16 Llys Y Ddol**  
Mold, Flintshire,  
CH71DZ

**Price**  
**£175,000**

A BEAUTIFULLY APPOINTED AND WELL DESIGNED TWO BEDROOMED LUXURY FIRST FLOOR APARTMENT WITH ALLOCATED PARKING SPACE. Forming part of this highly regarded and conveniently situated development within a short walk of Mold High Street and local amenities. Set within attractive communal gardens and benefiting from gas fired central heating, double glazing and a high standard of decorative order. The apartment provides bright and airy rooms with pleasing views over the surrounding area and in brief provides; a spacious 'open plan' kitchen/living room with integrated appliances and Juliette balcony, principal bedroom with modern fitted wardrobe and ensuite shower room, second bedroom and bathroom.



www.cavendishproperties.co.uk

**Cavendish**  
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ  
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[www.cavendishproperties.co.uk](http://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 Residential.

**LOCATION**

The property forms part of this well managed and noted development dating from circa 2005 which occupies a most convenient position in the heart of Mold town centre. With a twice weekly street market the town provides a good range of shops serving most daily needs, popular cafes and high street banks. The post office and doctors surgeries are also located nearby.

**THE ACCOMMODATION COMPRISES**

Communal front entrance with intercom security door leading to communal entrance hallway. Front door to apartment no. 16.

**RECEPTION HALL**

3.61m x 2.31m (11'10" x 7'7")



Built-in cloaks cupboard with shelving and hanging rails, telephone point and central heating control unit.

**LIVING ROOM/KITCHEN**

4.67m x 6.17m overall (15'4" x 20'3" overall)



An excellent 'open plan' room with double glazed window to the front and French doors with Juliette style balcony to the side with open aspect. The kitchen is fitted with an attractive range of light cream fronted base and wall units extending primarily to one wall with contrasting wood-effect worktops with inset sink unit with preparation bowl, mixer tap and tiled splashback. Under cupboard lighting and range of integrated Neff appliances comprising: ceramic hob, electric oven, dishwasher, fridge freezer and Zanussi washing machine. Tiled floor to the kitchen area, two radiators, TV aerial point and cupboard housing the Worcester gas fired central heating boiler.

**BEDROOM 1**

2.82m x 3.78m plus wardrobes (9'3" x 12'5" plus wardrobes)



A spacious principal bedroom with double glazed window, modern range of full height wardrobe units extending to one wall with sliding door fronts, telephone point and radiator.

**ENSUITE SHOWER ROOM**

2.18m" x 1.68m (7'2" x 5'6")



A well appointed ensuite shower room with a three piece suite comprising: shower pod with integral seat and mains shower valve, pedestal wash basin and low flush WC. Attractive part tiled walls with matching floor, radiator, extractor fan and small double glazed window.

**BEDROOM 2**

2.54m x 2.64m (8'4" x 8'8")



Double glazed window to the front of the building and radiator.

**BATHROOM**

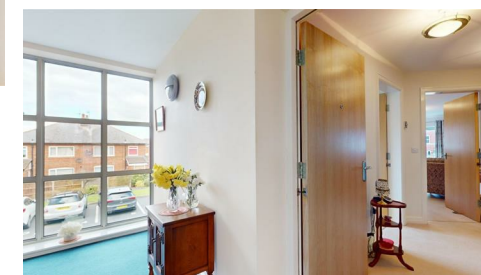
2.18m x 1.83m (7'2" x 6')



Fitted with a white suite comprising: panelled bath, pedestal wash basin and low flush WC. Attractive half tiled walls with matching tiled floor, shaver point, recessed ceiling lighting, extractor fan and small double glazed window.

**OUTSIDE**

Well maintained communal garden areas with deep, well stocked shrubbery borders and lawns and two paved seating areas. Allocated parking space for one car located to the front of the building.

**COMMUNAL LANDING****DIRECTIONS**

From the agents Mold office, proceed along the High Street and turn left at the

traffic lights onto Earl Road. Continue past the post office on the right and bear left at the end of the road onto Meadow Place. Llys-y-Ddol will then be found towards the head of the road on the right-hand side.

**TENURE & SERVICE CHARGE**

Leasehold - The property is subject to a leasehold interest of 999 years dating from 26th May 2006. We are advised that the current service charge is £299 per quarter which includes the maintenance of the building, upkeep of the communal gardens, window cleaning and building insurance. No ground rent is payable.

**COUNCIL TAX**

Flintshire County Council - Tax Band D

**AML****AML - ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**VIEWING**

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

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

DW/SC