

**First Floor**



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	
80	80
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	
(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	
82	82
England & Wales	
EU Directive 2002/91/EC	



**15 Usher House Llys Y Graig**  
Bryn-y-Baal, Mold, Flintshire,  
CH7 6SG

**Price**  
**£210,000**

**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**

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A spacious and highly appointed two bedroom first floor apartment with stunning views across open countryside towards The Wirral, Cheshire Plain and beyond. Located in a small secluded cul-de-sac on the periphery of Bryn-y-Baal approximately 2.5 miles from Mold and 11 miles Chester. Benefitting from two dedicated car parking spaces, double glazing and gas central heating, the apartment is accessed off a wide central atrium and affords spacious hall with built in cloaks cupboard, living room with Juliette balcony and far reaching views, a well appointed kitchen / dining room with a range of built-in appliances, principal bedroom with extensive fitted wardrobes and modern en suite, second bedroom with fitted wardrobes and quality shower room with wc. NO ONWARD CHAIN. INSPECTION RECOMMENDED.





## LOCATION



Dating from circa 2007, the apartment 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. Bryn-y-Baal is a noted residential area located on the periphery of Mold, within a mile of the A494(T) Road via Alltami, enabling ease of access for those wishing to commute throughout the region.

## THE ACCOMMODATION COMPRISES:

Electrically controlled front entrance door leading to:

## CENTRAL ATRIUM



Stairs leading to each of the lower ground floor, ground and first floor apartments.

## FIRST FLOOR LANDING

Light and airy with a large glazed roof providing access to only two apartments. Panelled security front door leads to Apartment No 15.

## SPACIOUS RECEPTION HALL



A spacious hallway with Karndean wood grain effect flooring, ceiling downlighters, built-in double door airing cupboard with a pressurised cylinder and shelving, intercom, two wall light points and radiator. Twin Georgian style glazed doors opening to:

## LIVING ROOM

4.80 x 4.11 (15'9" x 13'6")



A well proportion room which enjoys outstanding views from a Juliette balcony in an easterly direction across rolling countryside towards the Dee Estuary, Cheshire Gap and South Pennines. Double glazed french doors and glazed panels to either side. Ceiling downlighters, coved ceiling, tv point and radiator.



## KITCHEN / DINING ROOM

5.18 x 2.97 (17'0" x 9'9")



Extensively fitted with a range of base and wall mounted cupboards and drawers with a white finish door and drawer fronts in contrasting stone effect working surfaces to include an inset 1/2 bowl stainless steel sink with mixer tap. Integrated four-ring electric hob together with concealed extractor hood and light over, integrated Electrolux double oven, microwave oven, fridge freezer, dishwasher and washer dryer. Cupboard housing a gas fired combination boiler providing domestic hot water and heating, ceiling downlighters, attractive tiled splash backs, a wide double glazed window with far reaching easterly views across the Estuary towards the Cheshire Gap. TV point and radiator.



## BEDROOM ONE

3.86 x 3.91 (12'8" x 12'10")



Fitted with a range of out-built furnishings with a light wood grain effect finish providing three double and two single door robes having a combination of hanging rails and shelving, and matching bedside cabinets. Double glazed window, ceiling downlighters and radiator.



## EN SUITE SHOWER ROOM

2.62 x 1.68 (8'7" x 5'6")



Fitted with a white suite comprising shower with bi-fold screen and a high output shower over, wash basin and wc. Fully tiled walls with attractive dado, ceiling downlighters and extractor fan. Double glazed window and radiator.

## BEDROOM TWO

3.91 x 2.74 (12'10" x 9'0")



Matching out-built wardrobes comprising two double and one single door robe together with matching dressing table. Double glazed window, ceiling downlighters and radiator.

## SHOWER ROOM



Fitted with a white suite comprising large cubicle with glazed screen and high output shower, fitted cabinet incorporating wash basin with cupboards and large mirror fronted medicine cabinet above, and low level wc. Fully tiled walls with decorative dado, display cabinet with shelving, ceiling downlighters, extractor fan and panelled radiator.

## OUTSIDE



Communal pedestrian access to front with low level wall and ornate railings and gate

entrance. At the head of the cul-de-sac is an area for visitor parking and 'fob' controlled gated access to an enclosed parking area for residents, within which are two dedicated parking spaces. Steps lead up to the rear entrance to the apartments.

## TENURE - LEASEHOLD

The property is understood to be held on a 999 year lease dating from 2006, subject to a ground rent of £316.00 per annum.

A monthly service charge is payable for the upkeep of the communal areas and gardens, building insurance and window cleaning. We understand the current charge is £115.00 pcm as from 1st December 2023.

## COUNCIL TAX

Flintshire County Council - 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 number 15 will be found on the left hand side.

## VIEWING

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

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

DCW