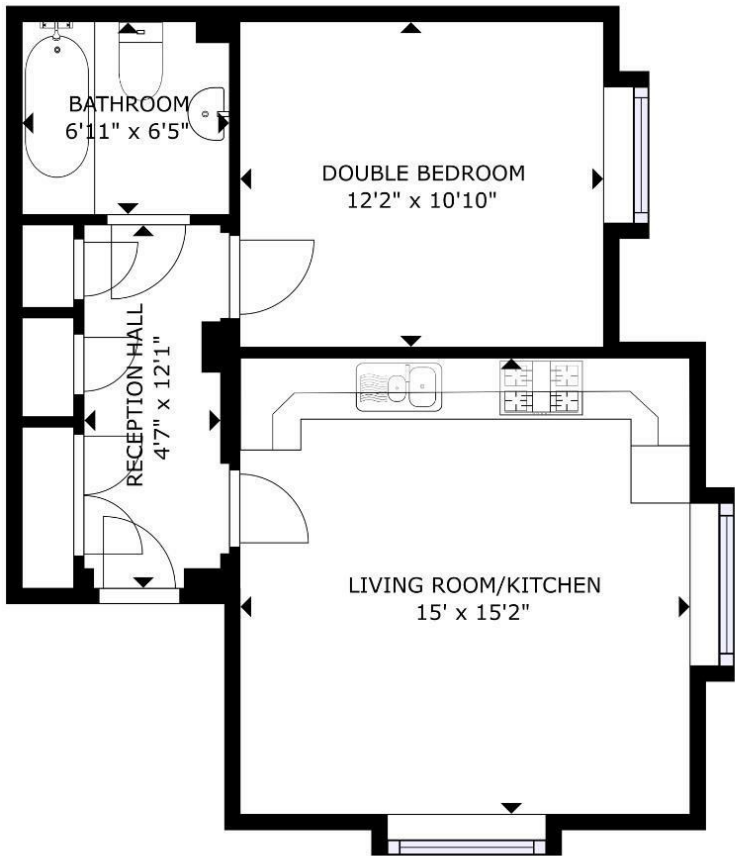
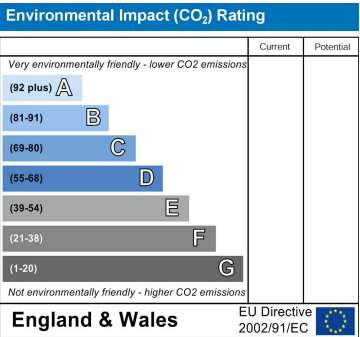
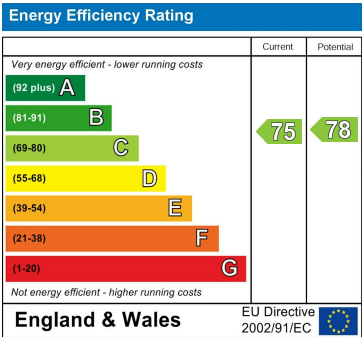


2 Llys Y Ddol, Mold, Flintshire, CH7 1DZ



GROSS INTERNAL AREA
FLOOR 1: 514 sq ft
TOTAL: 514 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



2 Llys Y Ddol
Mold, Flintshire,
CH7 1DZ

Price
£135,000

A modern one bedroom ground floor apartment forming part of this highly regarded development conveniently located a short distance from Earl Road and the High Street, to the centre of Mold. Standing in attractive communal gardens with allocated parking, gas fired central heating and double glazing. The apartment enjoys a corner position with it's own private entrance and pleasing views over the gardens and surrounding area. In brief comprising: reception hall with range of built in cloaks/storage cupboards, open plan 'dual aspect' living room/kitchen with range of integrated appliances, double bedroom and bathroom with three piece suite and shower. Attractive communal gardens and allocated parking for one car to the rear of the building. No onward chain.

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.

LOCATION



The property forms part of this well managed and noted development built in 2005, which occupies a very convenient position in the heart of the town centre. Mold High Street is within a short walk of the development with a comprehensive range of shops catering for most daily needs and a popular twice weekly street market. The Post Office, Library and Doctors' Surgeries are all located nearby.

THE ACCOMMODATION
COMPRISES

FRONT ENTRANCE



Double glazed front door to reception hall.

RECEPTION HALL

1.40m x 3.68m (4'7" x 12'1")



Light oak effect laminate flooring, radiator, telephone point, intercom phone system, recessed ceiling lighting, built in storage cupboard with shelving and housing a Worcester gas fired central heating boiler, two further built in cloaks cupboards.

KITCHEN/LIVING ROOM

4.57m x 4.62m (15' x 15'2")



An open plan room with double glazed windows to the front and side aspects with pleasing views over the surrounding area. The kitchen is fitted with a range of light beech style fronted base and wall units with dark tone work surfaces with inset stainless steel sink unit with preparation bowl and mixer tap. Tiled splashback, range of integrated appliances comprising stainless steel four gas burner hob, cooker hood, dishwasher, fridge/freezer and washing machine with concealed door front. Two radiators, TV aerial point, laminate wood effect flooring, part tiled area to the kitchen.



DOUBLE BEDROOM

3.71m x 3.30m (12'2" x 10'10")



Double glazed window to the side gable, TV aerial point, telephone point, radiator.



BATHROOM

2.11m x 1.96m (6'11" x 6'5")



Fitted with a white three piece suite comprising panelled bath with Mira mains shower valve and screen, pedestal wash basin and low flush WC. Attractive part tiled walls, matching tiled floor, radiator, shaver point, extractor fan, recessed ceiling lighting.

OUTSIDE



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



TENURE - LEASEHOLD

The property is subject to a leasehold interest of 999 years from 1st January 2006. We are advised by the vendor that the current service charge is approximately £84.00 pcm, which includes the maintenance of the building and communal gardens, window cleaning and building insurance.

The annual ground rent is £75.00.

COUNCIL TAX

Flintshire County Council - Tax Band C

DIRECTIONS

From the Agent's Mold Office proceed along the High Street and on reaching the traffic lights turn left onto Earl Road. Proceed past the Post Office on the right hand side and upon reaching the end of the road bear left onto Meadow Place whereupon the Llys y Ddol development will be found towards the end of the road on the right hand side.

AML

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.

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