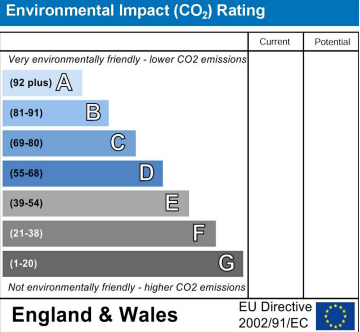
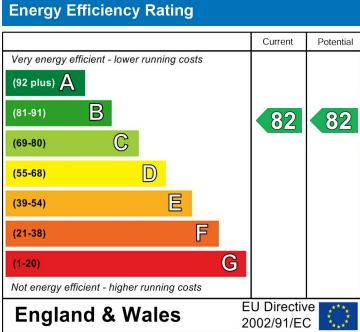
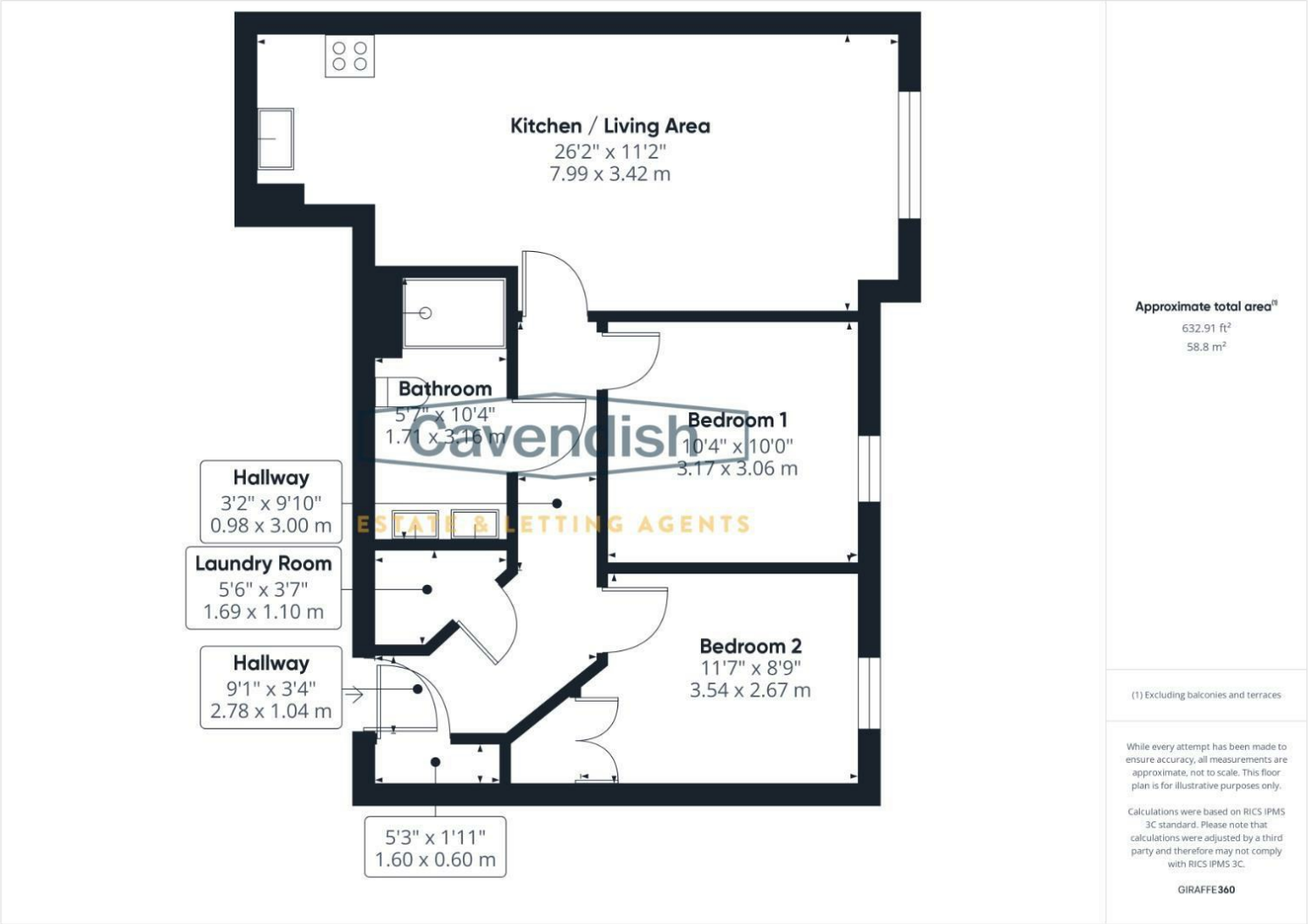


17 The Carriageworks, New Street, Mold, Flintshire, CH71NY



Cavendish

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17 The Carriageworks
New Street, Mold, Flintshire,
CH71NY

Price
£150,000

This well-presented first-floor flat offers two generous double bedrooms, an open-plan kitchen/living area with a well-designed kitchen, a spacious modern bathroom, and a utility room. Benefiting from a designated parking spot within a secure, gated car park, the property provides both privacy and tranquillity while being conveniently located in the centre of Mold. It is within walking distance of local amenities, schools, and public transport.

This flat is ideal for a couple or an individual looking for a secure and low-maintenance home in the town centre. Viewing is highly recommended.



LOCATION



Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities in the town, several popular eating establishments, doctor surgeries, public library and post office. The town also has a popular twice weekly market and the development is within a short walk of a local park.

THE ACCOMMODATION COMPRISES

This well-presented first-floor flat offers two generous double bedrooms, an open-plan kitchen/living area with a well-designed kitchen, a spacious modern bathroom, and a utility room.

RECEPTION HALL

2.78 x 1.04 (9'1" x 3'4")



Beyond the solid wooden fire door lies a spacious and inviting hallway, setting the tone for the rest of the property. A handy built-in storage cupboard keeps everything neat and organized, while a radiator ensures warmth and comfort. The hallway also features an intercom phone for added security and easy access to all rooms.

OPEN PLAN LIVING ROOM/KITCHEN

7.99 x 3.42 (26'2" x 11'2")



This impressive open-plan living and dining area is the heart of the home. Bathed in natural light from the full-length double-glazed window, it offers a welcoming and versatile space for both relaxation and entertaining. The layout is designed to accommodate various furniture arrangements, making it easy to create your perfect living environment. A radiator ensures year-round comfort, while ample power points and a TV aerial socket provide modern convenience.



KITCHEN



Designed with both functionality and aesthetics in mind, the modern kitchen boasts stylish wall,

drawer, and base units finished with sleek worktops. The integrated oven and four-ring gas hob with an extractor hood cater to cooking enthusiasts, with stainless steel single drainer sink with a mixer. The space also includes an integrated dishwasher and under-cabinet lighting, ensuring both practicality and ambiance.



BEDROOM 1

3.17 x 3.06 (10'4" x 10'0")



The master bedroom is a bright and airy space, designed for comfort and relaxation. The double-glazed front-facing window allows natural light to pour in, while the radiator ensures warmth during cooler months. With power sockets, a TV aerial point, and neutral tones, this room offers a perfect blend of style and practicality.

BEDROOM 2

3.54 x 2.67 (11'7" x 8'9")



This generous second bedroom offers a peaceful retreat, complete with a built-in wardrobe providing ample storage. Natural light floods in through the double-glazed front-facing window, complementing the warm, neutral décor. A radiator, power sockets, and ceiling lighting make it a comfortable and versatile space.



BATHROOM

1.71 x 3.16 (5'7" x 10'4")



A beautifully designed, contemporary four-piece suite. The walk-in rainfall shower is framed by sleek tiled walls, while the twin sinks, set within a stylish vanity unit, provide both elegance and practicality.

A bidet and low-flush W.C. complete the space, alongside a heated towel rail to keep things cozy. Soft lighting enhances the modern aesthetic, making this the perfect place to unwind.

UTILITY

1.69 x 1.10 (5'6" x 3'7")



A practical and well-designed space, the utility room is equipped with a water supply, worktop space, and a dedicated area for a washing machine. Open shelving and hooks provide extra storage.

OUTSIDE



The development is approached over a secure, electronically operated pedestrian gate and vehicular gate entrance with a wide tarmac entrance opening to the parking area within which there is a dedicated parking space for this apartment.

DIRECTIONS

From the Agent's Mold Office proceed along New Street whereupon The Carriageworks will be found on the right hand side just beyond the Chapel and the left hand turning into the New Street Car Park.

COUNCIL TAX

Flintshire County Council - Tax Band C

TENURE - LEASEHOLD

- Leasehold renewal: November/December with 'Landmark' (£250)
- Lease term: 999 years from 2011 (985 years remaining)
- Maintenance cost: £1,666 per year (payable in two instalments or monthly by arrangement)
- Building insurance included

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.

VIEWINGS

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

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