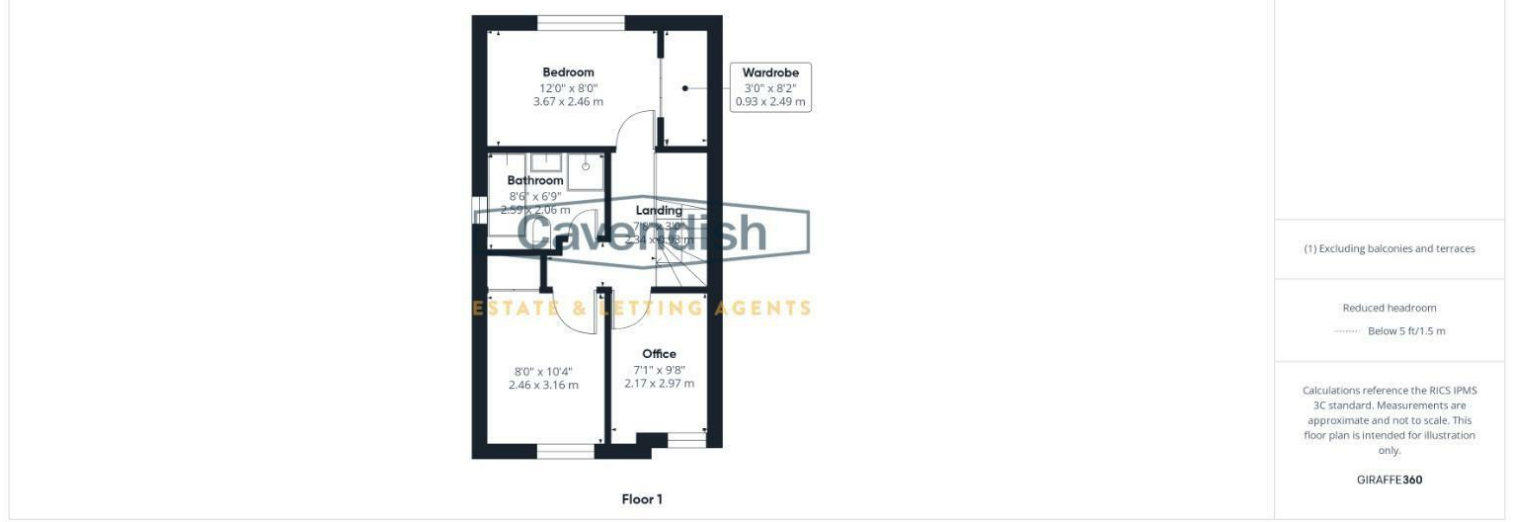
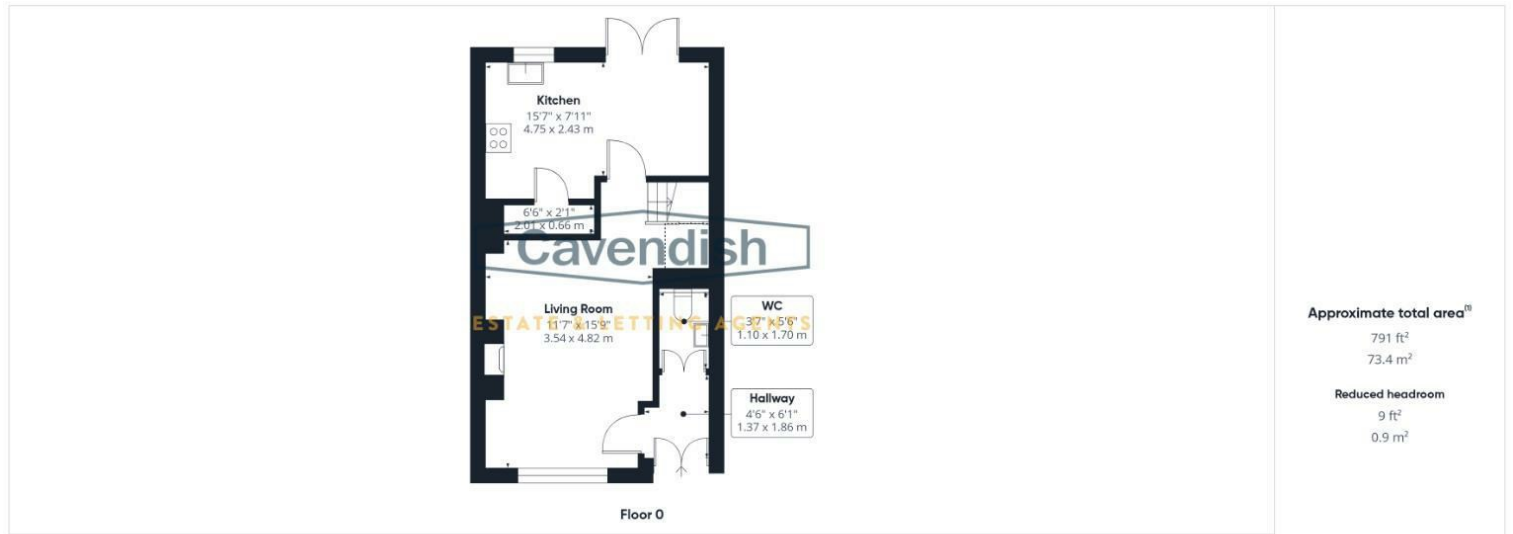


45 Llys Ambrose, Mold, Flintshire, CH71GU



**Approximate total area<sup>m</sup>**

791 ft<sup>2</sup>

73.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

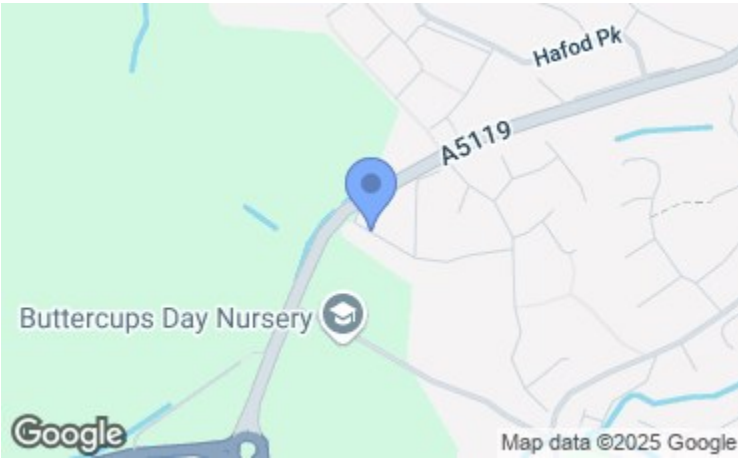
73.4 m<sup>2</sup>


9 ft <sup>2</sup>
0.9 m <sup>2</sup>


(1) Excluding balconies and terraces

Reduced headroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

**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.

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45 Llys Ambrose Price

Mold, Flintshire	£295,000
CH71GU	

## Price

£295,000

45 Llys Ambrose is a beautifully presented three-bedroom semi-detached home, ideally situated on the edge of Mold within walking distance of the town centre. The property showcases thoughtful design and charming Cotswold-inspired styling, featuring a striking exterior with a Vuba resin driveway, bespoke oak front porch, and Residence flush windows. Inside, the home is full of character, offering wood flooring, oak beams, and a Chesney wood-burning stove set into a Cotswold stone chimney breast. The spacious kitchen and dining area opens onto the rear garden, while a separate utility room provides added convenience. Upstairs, the main and second bedrooms benefit from new bespoke fitted wardrobes, and the stylish family bathroom includes a freestanding bath, walk-in shower, and a Harvey George vanity unit. The rear garden offers a blend of artificial lawn, paved patio, and raised planting beds with fruit trees, enjoying open views over fields. Further highlights include column radiators in most rooms, Cormar wool loop carpets, made-to-measure shutter blinds throughout, and a recently installed Ideal boiler with Hive system. Perfect for families or professionals, this delightful home combines modern comfort with elegant finishes in a highly sought-after Mold location.



## LOCATION

A stunning three-bedroom semi-detached home, beautifully finished and located on the edge of Mold within walking distance of the town centre. This thoughtfully designed property blends modern living with charming character details inspired by Cotswold styling. The property forms part of the popular Llys Ambrose development. Mold town centre is within a mile which provides a comprehensive range of shops serving most daily needs, schools for all ages and leisure facilities. The area is also ideally placed for ease of access to the A494 and to the larger centres of employment at Deeside, Chester and Wrexham.

## EXTERNAL



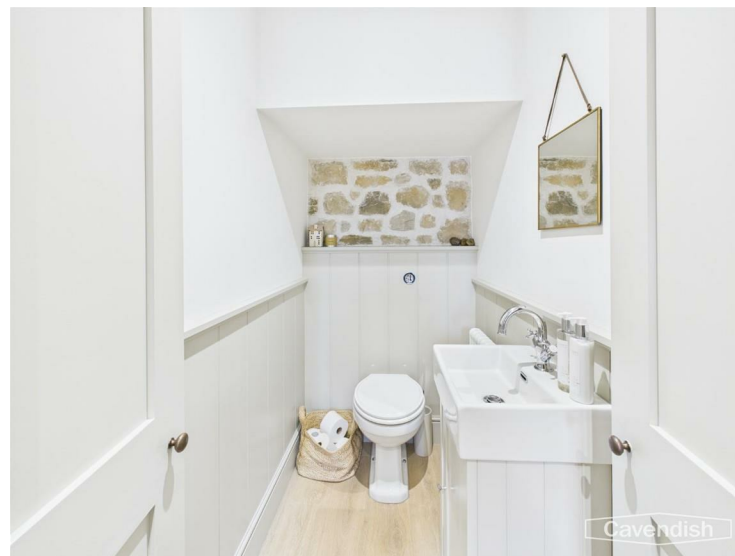
The home enjoys excellent kerb appeal with a newly laid Vuba resin driveway offering parking for two vehicles. A bespoke oak front porch frames the stylish green UPVC and glass front door, complemented by Residence flush windows to the front elevation for a classic yet modern look.

## ENTRANCE HALLWAY



Step into a welcoming entrance hallway featuring wood flooring, decorative wood panelling, and a striking Cotswold stone feature wall.

## DOWNSTAIRS W/C



A downstairs WC offers convenience, fitted with a white ceramic sink, antique-style radiator, and LED spotlights.

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.

## 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.

## 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.

## PRIORITY INVESTORS 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](mailto:david.adams@cavendishrentals.co.uk)

## VIEWINGS

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

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





## GARDEN



The rear garden is thoughtfully landscaped, offering a paved patio seating area, artificial lawn for low-maintenance greenery, and raised planted beds with railway sleepers and established fruit trees. Wooden fencing ensures privacy, and a wooden garden shed provides practical storage. The garden enjoys open views over fields to the rear, creating a peaceful retreat.

## TENURE

Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band D

## AGENTS NOTES

Ideal boiler installed under two years ago, paired with Hive smart heating system

Column radiators fitted in most rooms

Made-to-measure shutter blinds throughout

Oak beams adding character and warmth throughout the interior

## DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road and take the last turning on the left hand side into St. Mary's Park Estate. Proceed into the estate and take the second right into Llys Ambrose whereupon the property will be found towards the end of the road on the left hand side.

## AML

Anti Money Laundry Regulations- Intending purchasers will

## LIVING ROOM



The living room is a warm and inviting space, featuring exposed oak beams, wood flooring, and a stunning Chesney stove wood burner set into a Cotswold stone chimney breast with a wooden mantle. Bespoke shelving, French-style wooden shutters, and adjustable dimmer lighting add a sophisticated touch.



## KITCHEN



To the rear of the home, the kitchen and dining area is perfect for modern living, with grey tiled flooring, wood-effect wall and base units, a gas hob and stainless steel cooker, stainless steel splashback, extractor hood, and sleek silver fixtures fitted appliances with fridge freezer and dishwasher. Double glazed French doors open onto the garden's patio seating area, allowing plenty of natural light. A practical utility room houses the fuse board, offers plumbing for laundry appliances, and provides additional storage.







LANDING



A Carpeted staircase with wood panelling leads to the first floor, where you'll find three well-proportioned bedrooms

PRIMARY BEDROOM



The primary bedroom offers elegant styling with Cormar wool loop carpet, wood panelling, double glazed windows fitted with bespoke shutters, brass antique-style switches, and new bespoke cabinetry wardrobes with walk-in dressing room complete with LED lighting and purpose-designed shoe storage.



DRESSING ROOM



BEDROOM 2



The second bedroom is also a generous double, fitted with bespoke wardrobes and shutters, maintaining the home's consistent high-quality finish.

BEDROOM 3



The third bedroom, currently used as a study, features wood panelling, custom cabinetry, and radiators, making it a flexible space for home working or guests.

BATHROOM



The family bathroom is a true highlight, beautifully styled with wood-effect flooring, grey tiling, a standalone bath with handheld shower, a separate walk-in shower with a silver rain showerhead, and a Harvey George vanity unit with marble countertop and stylish bowl sink. Obscured double-glazed windows with shutters provide privacy while maintaining natural light.