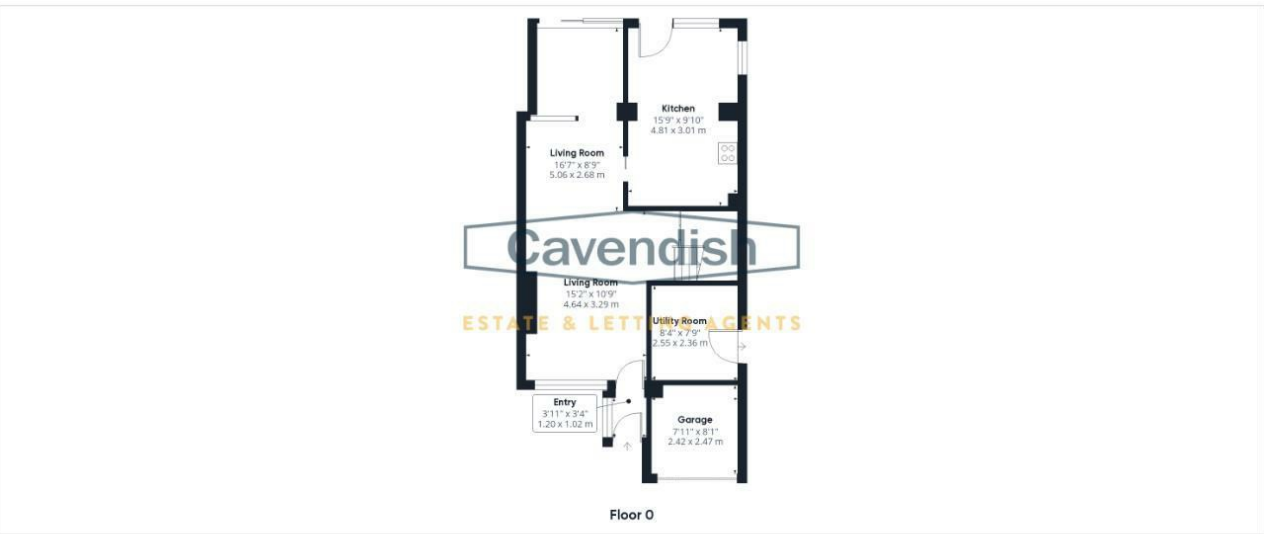


14 Llewelyn Drive, Bryn-Y-Baal, Mold, Flintshire, CH7 6SW



Energy Efficiency Rating Environmental

Approximate total area<sup>19</sup>

1051.72 ft <sup>2</sup>
97.71 m <sup>2</sup>


(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(82 plus) <b>A</b></p> <p>(81-81) <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>		69	83
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

**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.

The logo for Cavendish Estate Agents features the word "Cavendish" in a large, white, serif font, enclosed within a white, horizontally-oriented, elongated hexagonal border. Below this, the words "ESTATE AGENTS" are written in a smaller, bold, yellow, sans-serif font. The entire logo is set against a dark blue background.

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**14 Llewelyn Drive**  
Bryn-Y-Baal, Mold, Flintshire  
CH7 6SW

**Price**  
**£215,000**

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**Price**  
**£215,000**

Situated in the sought-after village of Bryn-y-Baal, this well-maintained three-bedroom semi-detached property offers spacious open-plan living with a recently landscaped rear garden and off-road parking. The ground floor features a bright living room, dining area, second reception space, and a modern kitchen with breakfast bar and access to the garden. Upstairs includes two double bedrooms, a single bedroom, a family bathroom. The property also benefits from a converted garage for added utility/storage space. Ideal for families or first-time buyers, and conveniently located close to local amenities, schools, and great commuter links with the A55 and A494 .






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## LOCATION

Bryn y Baal is a noted residential area located on the periphery of Mynydd Isa some 2.5 miles from Mold and within 1 mile of the A55 and A494(T) Road via Alltami, enabling ease of access for those wishing to commute throughout the region.

## ACCOMODATION COMPRISES

Located in the popular and well-established village of Bryn-y-Baal, this well-presented three-bedroom semi-detached property offers generous living space, a recently landscaped rear garden, and flexible internal accommodation perfect for families or first-time buyers.

## ENTRANCE

1.20 x 1.02 (3'11" x 3'4")

Access is through a white UPVC front door leading into a bright porch with white tiled flooring and a frosted side window, offering space for coats and shoes. A glazed internal wooden door leads into the main living area.

## LIVING ROOM

4.64 x 3.29 (15'2" x 10'9" )



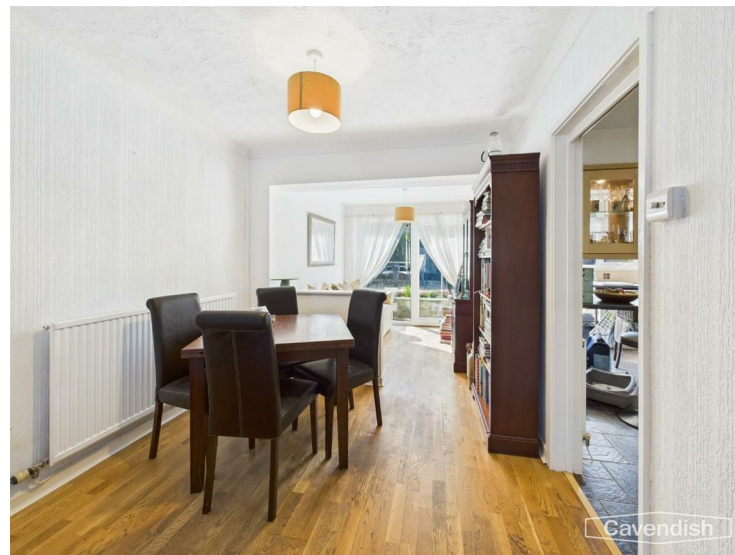
A spacious and open-plan living area with wood flooring throughout, large double-glazed window to the front providing natural light, and a central feature gas fire set within a white marble fireplace with a wooden mantle. A radiator provides warmth, and there is additional storage

under the stairs. The living room flows naturally into the dining and additional seating areas.



## DINING AREA / LIVING ROOM

5.06 x 2.68 (16'7" x 8'9")



Continuing the wood flooring theme, the dining space offers plenty of room for a family table and chairs. There is a radiator and pendant lighting. This area extends into a further seating area with sliding patio doors leading out to the rear garden—perfect for indoor-outdoor living.



14 Llewelyn Drive, Bryn-Y-Baal, Mold, Flintshire, CH7 6SW

### COUNCIL TAX

Flintshire Council - Tax Band D

### AGENTS NOTED

\*Recently landscaped garden, new lawn and decked seating area and fences

\*Garage has been split in two by a patrician wall.

### 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

### MATERIAL INFORMATION

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.

### 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

### 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.

### VIEWINGS

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

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

14 Llewelyn Drive, Bryn-Y-Baal, Mold, Flintshire, CH7 6SW



### KITCHEN

4.81 x 3.01 (15'9" x 9'10")



Accessed from the dining area, the kitchen has grey tiled flooring and is fitted with a range of white base units and beech-effect wall-mounted cupboards. Black worktops provide contrast, with a cream and brown tiled splashback. The kitchen includes a seven-ring range-style gas cooker with extractor fan above, under-counter dishwasher and separate under counter fridge and freezer, and a stainless steel sink unit. There's also an additional white hand basin, a bar-height worktop seating area, and spotlights and ceiling lighting. A UPVC door provides additional access to the garden, and there are windows to both the side and rear elevations.



### LANDING

1.75 x 0.85 (5'8" x 2'9")



Carpeted stairs lead to the landing, which has a side-facing window allowing in plenty of natural light. There is access to the loft from the landing.



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### BEDROOM 1

3.43 x 3.34 (11'3" x 10'11")



Located to the rear of the property, this spacious double bedroom benefits from a large double-glazed window overlooking the garden. There are built-in wardrobes with wood-effect sliding doors, one of which includes a full-length mirror. The room has a radiator and ceiling light pendant.

### BEDROOM 2

3.59 x 3.33 (11'9" x 10'11")



in mirrored wardrobe. A double-glazed window provides views over the front of the property. There are built-in wardrobes with wood-effect sliding doors, one of which includes a full-length mirror.

### BEDROOM 3

2.64 x 2.45 (8'7" x 8'0")



A single bedroom with carpeted flooring, radiator, ceiling pendant, and double-glazed window to the front—ideal as a child's room, nursery, or home office.

### BATHROOM

2.44 x 2.41 (8'0" x 7'10")



Grey vinyl flooring, a white panelled bath with shower over, green and white tiled walls, a frosted large double-glazed window, radiator, airing cupboard, and white hand basin and white toilet.

### GARAGE

2.42 x 2.47 (7'11" x 8'1")

To the front of the property is a driveway providing parking for one vehicle, a lawned front garden with shrubs and a small gravel feature. The integral garage has been converted internally into two sections for utility and storage, but could easily be restored to a full garage by removing the dividing wall if desired.

### UTILITY ROOM

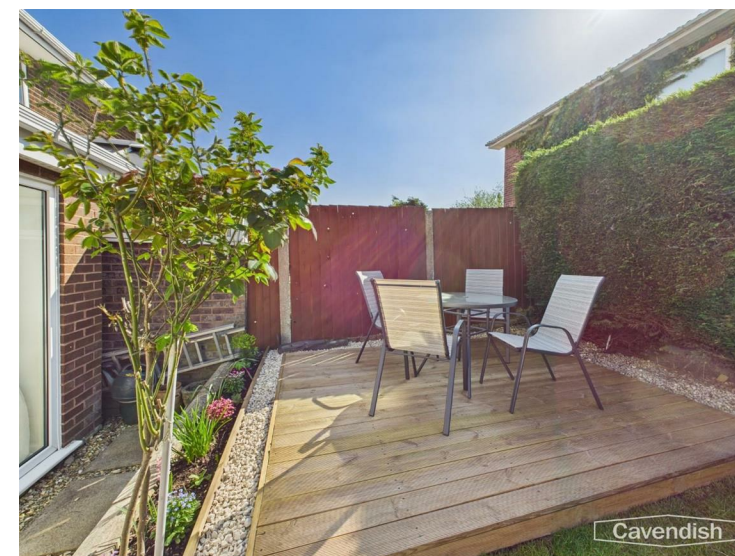
2.55 x 2.36 (8'4" x 7'8")

Gas Boiler and Fuse Board with space for storage.

### GARDEN



The garden has recently undergone a stylish transformation. Steps from the house lead onto a paved patio area, with gravel surrounding and leading up to a newly laid lawn. There's a decked seating area, bordered by flowerbeds, a hedge, and brand-new fencing. The garden offers side access via a gate, making it a secure and private outdoor space ideal for families or entertaining.



### DIRECTIONS

From the Cavendish Mold Office Head south-east on High St/B5444 towards Chester St/A5119. Turn left onto Chester St/A5119. At the roundabout, take the 3rd exit onto Chester Rd/A541. At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549  
0.6 mi Turn left onto Chambers Ln 0.6 mi Turn right onto Bryn Rd 0.2 mi Turn right onto Llewelyn Drive will be on the right 14 Llewelyn Drive Bryn-y-Baal, Mold CH7 6SW

### TENURE

Freehold