



**24 Llys Yr Efail, Mold, Flintshire, CH7  
1GA**

**£129,950**

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**EPC - C80 Council Tax Band - C Tenure - Leasehold**

# Llys Yr Efail, Mold

## 2 Bedrooms - Flat

Offered for sale is this immaculate two bedroom, second floor apartment forming part of a popular complex, conveniently positioned within walking distance of Mold High Street and amenities. The building is well kept and maintained regularly, benefiting from secure gates, communal parking and gardens. Having ready to move in accommodation comprising entrance hall, living room, kitchen, bathroom and two bedrooms. Tenure: Leasehold. Council Tax Band: C. EPC Rating: 80 C. Please note there is a monthly service charge of £120.00. The years remaining on the leasehold is 974 years.



### Entrance Hallway

Having doors off, consumer unit, lighting, wired telephone, radiator, singular power point and cupboard housing a radiator,

### Bedroom

9'6" (l) (max) x 9'2" (w) (max) (2.9m (l) (max) x 2.8m (w) (max))  
Having UPVC window, radiator, fixed wardrobes, lighting and power points.

### Bedroom

12'5" (w) x 9'10" (l) (3.8m (w) x 3.0m (l))  
Having power points, radiator, fixed wardrobes and a UPVC window.



### Living Room

16'0" (l) x 9'6" (w) (4.9m (l) x 2.9m (w))  
Having power points, lighting, electric fire with surround and hearth, internet access point, t.v. access point and UPVC window.

### Kitchen

9'6" (l) x 7'6" (w) (2.9m (l) x 2.3m (w))  
Having a UPVC window, lighting, stainless steel mixer tap with drainer, power points, partially tiled walls, boiler, four ring hobbs with integrated oven and extractor hood, void for freestanding fridge freezer, radiator, worktops with drawer and base units. There is also a void and plumbing for a washing machine/dishwasher.



### Bathroom

8'2" (w) (max) x 5'10" (l) (2.5m (w) (max) x 1.8m (l))  
Having a bath, W.C., UPVC window, radiator, hand wash basin with taps over, partially tiled walls, shower enclosure with wall mounted shower, extractor fan and lighting,

## Outside

The building is approached via double electronic gates with personal gate to the side onto a large communal parking area for one vehicle. To the front and rear of the building are well established communal gardens for all to enjoy with various seating areas, the gardens are maintained on a regular basis.

## Directions

From the Williams Estates Mold office, proceed right on the high street and head through the traffic lights onto Wrexham Street where upon the entrance to Llys Yr Efail will be found.

## Notes

The apartment is positioned on the second floor and can be accessed via a lift and staircase. Leasehold 999 years, 974 years left - the service charge is £120 per month.





### Floor Plan

Floor area 69.1 m<sup>2</sup> (744 sq.ft.)

TOTAL: 69.1 m<sup>2</sup> (744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

