



**17 Hen Fragdy New Street, Mold,  
Flintshire, CH7 1UL**

**£199,999**

 3  2  1  B

**EPC - B82    Council Tax Band - E    Tenure - Leasehold**

# New Street, Mold

## 3 Bedrooms - Flat

A great opportunity for a rare, spacious and secure second floor apartment in immaculate condition. If you are looking for a ready to move into three bedroom apartment, this is definitely one not to be missed. The property is situated within a gated complex and briefly comprises a large living room, kitchen, utility room, shower room, three bedrooms, en-suite, and allocated parking space. Located in Mold Town Centre with access to all the local amenities, all of which are within walking distance. Viewings are highly recommended to appreciate this stylish and well presented apartment. Annual Ground Rent: £250. Tenure: Leasehold. Lease Term: 999 Years (commencing on 1st January 2009). Council Tax Band - E. EPC Rating: TBC.



### Accommodation

Entrance is via a solid timber oak door, leading into an entrance vestibule.

### Entrance Vestibule

Having lighting, power points, radiator and a storage cupboard.

### Living Room

17'8" x 17'0" (5.4 x 5.2)

Having lighting, power points, radiator, uPVC window, uPVC double doors with Juliette balcony and double doors leading into the:

### Kitchen

14'9" x 6'6" (4.5 x 2.0)

Having lighting, power points, radiator, wall, drawer and base units with worktop over, integrated dishwasher, integrated fridge/freezer, integrated oven with four ring hob over, extractor fan, stainless steel sink with stainless steel tap over, and door leading into the:

### Utility

5'2" x 6'10" (1.6 x 2.1 )

Having lighting, power points, stainless steel sink with stainless steel tap over, void and plumbing for washing machine and dryer.

### Bathroom

10'2" x 5'6" (3.1 x 1.7)

Having lighting, towel radiator, low flush W.C., sink with stainless steel tap over, shower enclosure with wall mounted shower.

### Bedroom

15'1" x 11'1" (4.6 x 3.4)

Having lighting, power points, radiator, high-quality fitted wardrobes and uPVC window.

### En-Suite

5'10" x 5'6" (1.8 x 1.7 )

Having lighting, towel radiator, low flush W.C., sink with stainless steel tap over and shower enclosure with wall mounted shower.





### Bedroom Two

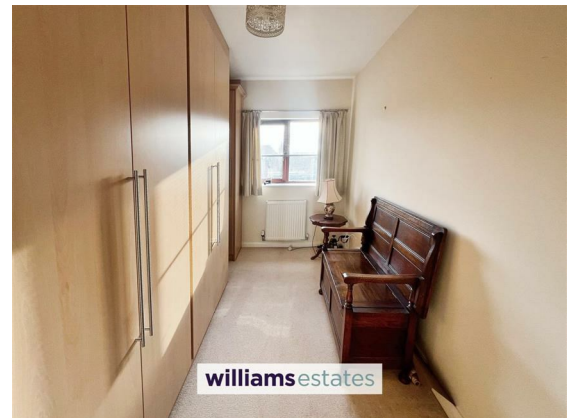
11'5" x 10'5" (3.5 x 3.2)

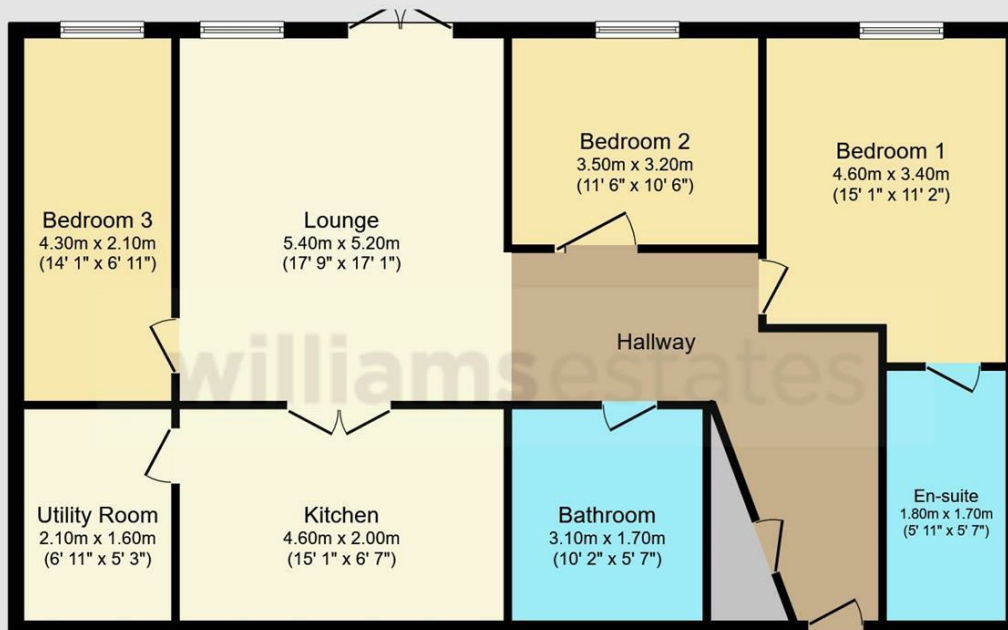
Having lighting, power points, radiator, high-quality fitted wardrobes and uPVC window.

### Bedroom Three

14'1" x 6'10" (4.3 x 2.1)

Having lighting, power points, radiator, high-quality fitted wardrobes and uPVC window.





## Floor Plan

Floor area 114.7 m<sup>2</sup> (1,234 sq.ft.)

TOTAL: 114.7 m<sup>2</sup> (1,234 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](http://www.Propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>82</b> | <b>82</b> |
| (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>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales 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.

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