



**19 Llys Yr Efail, Wrexham Street, Mold,  
Flintshire, CH7 1GA**

**£132,000**

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**EPC - C72    Council Tax Band - C    Tenure - Leasehold**



# Llys Yr Efail, Mold

## 2 Bedrooms - Flat

Located in the sought-after town of Mold, 19 Llys Yr Efail offers a well-presented and conveniently situated two bedroom ground-floor flat that combines comfort with traditional charm. It provides easy access to a wide range of local amenities, including shops, cafés, and green spaces, all within a vibrant and welcoming community. Offering a low-maintenance lifestyle in a prime location, inviting atmosphere, and excellent connectivity, Llys Yr Efail represents a fantastic opportunity to enjoy the best of town living in a peaceful setting.



### Living Room

This living room offers a welcoming atmosphere. It features a classic fireplace as a focal point. The window lets in natural light, brightening the space.

### Kitchen

The kitchen is practical and well laid out, with light wood cabinetry providing ample storage and workspace. A white sink is positioned beneath a window that allows daylight to flood in.

### Hallway

A simple hallway runs between rooms, offering access to bedrooms and other areas. The natural light contributes to an airy feel.

### Bedroom One

This bedroom is a cosy retreat. Having two windows which allows light to enter while maintaining privacy, and a radiator beneath one window.

### Bedroom Two

The window lets in natural light. This space is practical and comfortable, suitable as a guest room, child's room, or study space.

### Storage Cupboard

This compact storage cupboard is fitted with wooden shelves, providing a handy space for household essentials and cleaning supplies. The area is modest but well-organised, ideal for keeping items neatly tucked away from sight.

### Bathroom

The bathroom is neatly arranged with both a bath and a separate shower cubicle, offering versatility for bathing preferences. A white sink and toilet sit against tiled walls, and a narrow window brings in daylight. The room has practical flooring and a radiator to maintain warmth, creating a functional space to refresh and relax.



## Outside

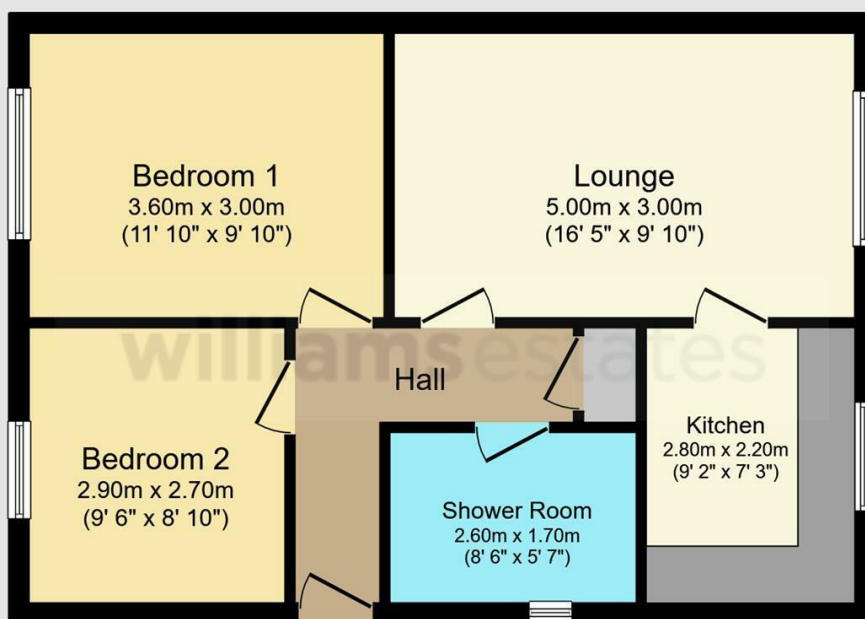
The building is approached via double gates with personal gate to the side onto a large communal parking area for one vehicle. To the front and rear of the building are well established communal gardens for all to enjoy with various seating areas, the gardens are maintained on a regular basis.

## Property Notes

Please note the leasehold exists at 999 years - as of 1998.

£120 per month Maintenance Charge.





#### Ground Floor

Floor area 52.2 sq.m. (562 sq.ft.)

Total floor area: 52.2 sq.m. (562 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

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(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	



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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