



## 6 Lllys Yr Efail

Mold, CH7 1GA

Asking Price £120,000



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## Property Description

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

Reid & Roberts Estate and Letting Agents are pleased to introduce this well-proportioned two-bedroom top-floor apartment to the market. Situated within a modern, purpose-built complex of 30 apartments on Wrexham Street, Mold, this property offers exceptional accessibility with lift facilities and is conveniently located within walking distance of the vibrant Mold Town Centre. Ideal for first-time buyers or those looking for accessible, low-maintenance living, this apartment provides the perfect opportunity to create a home tailored to your taste.

The apartment would benefit from modernisation throughout, providing a blank canvas for personalisation and upgrading. Designed for comfortable living, the property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency. Upon entering, you are welcomed into an L-shaped reception hall, which includes a fitted storage cupboard, Lounge, Kitchen with integrated appliances, Two Double Bedrooms with wardrobes and a well appointed bathroom with four piece suite. Externally, residents can enjoy the communal gardens, which provide a pleasant outdoor space, as well as designated parking facilities. The property also benefits from an intercom system for added convenience and security.

Positioned along Wrexham Street, this apartment is ideally located close to Mold Town Centre, placing a wealth of amenities and attractions at your doorstep.

## Accommodation Comprises

Access is granted via a communal door with intercom system into:

### Communal Entrance Lobby

A secure front entrance is equipped with an intercom system, providing enhanced safety and convenience. The property also features lift access to the first and second floors, ensuring ease of mobility for residents and visitors alike.

## Entrance

Providing an excellent space for shoe and coat storage, this area features built-in shelving, a courtesy light, an electric fuse box, and a door leading into the main accommodation.

## Hallway

The property features an L-shaped hall that provides access to all accommodation. This area is equipped with an intercom entry system, a fire alarm for safety, wall-mounted heating for comfort, and a convenient storage cupboard.

## Lounge

A spacious and versatile reception room offering ample space for both a living area and a dining area. The room features a double-glazed window to the front elevation, providing views over Wrexham Street, and is finished with a coved ceiling and two wall light points. A focal point of the room is the electric coal-effect fire, set within a feature surround with a marble inset and hearth. Additional features include a TV aerial point, telephone point, and a radiator for added comfort.

Door opening into:

## Kitchen

A well-appointed kitchen featuring a range of wall and base units complemented by stylish work surfaces. The kitchen is equipped with a stainless steel sink unit with a mixer tap, splashback wall tiling, a fitted four-ring gas hob, an electric oven, and an extractor hood. It includes plumbing for a washing machine, space for a fridge freezer, and houses a wall-mounted gas central heating boiler. Finished with a textured ceiling, the kitchen also benefits from a double-glazed window to the front elevation, allowing natural light to enhance the space.

## Bedroom One

A generously sized double bedroom featuring a double-glazed window with views to the rear, providing a peaceful outlook. The room includes built-in, mirror-fronted wardrobe units with sliding doors, offering ample storage. Additional features include a radiator for comfort, a textured ceiling, an aerial socket, and a phone point for convenience.

## Bedroom Two

A well-proportioned room featuring a double-glazed window with rear views, built-in mirror-fronted wardrobe units with sliding doors, and a radiator for added comfort and textured ceiling.

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## Bathroom

The bathroom is fitted with a well-appointed four-piece suite, comprising a bath unit, a corner shower cubicle with an electric shower, a pedestal sink unit, and a low-flush W.C. Additional features include a double-panel radiator, fully tiled walls for ease of maintenance, and a frosted double-glazed window to the side elevation, ensuring privacy while allowing natural light.

## Outside

The complex is accessed via electric double gates opening into the car park where each apartment has a designated parking for one car. Visitors parking is also available. There are attractive and well maintained communal gardens with established shrubby borders.

## Tenure

Tenure - Leasehold. We are advised that the property is subject to a tenure of 999 year lease. There is a ground rent payable of £25 per annum. There is a monthly service charge, currently £120 which includes building insurance, window cleaning, maintenance of the building, gardens and communal areas.

## EPC Rating - C

## Council Tax Band C

## Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

## How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

## Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services

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.

## Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



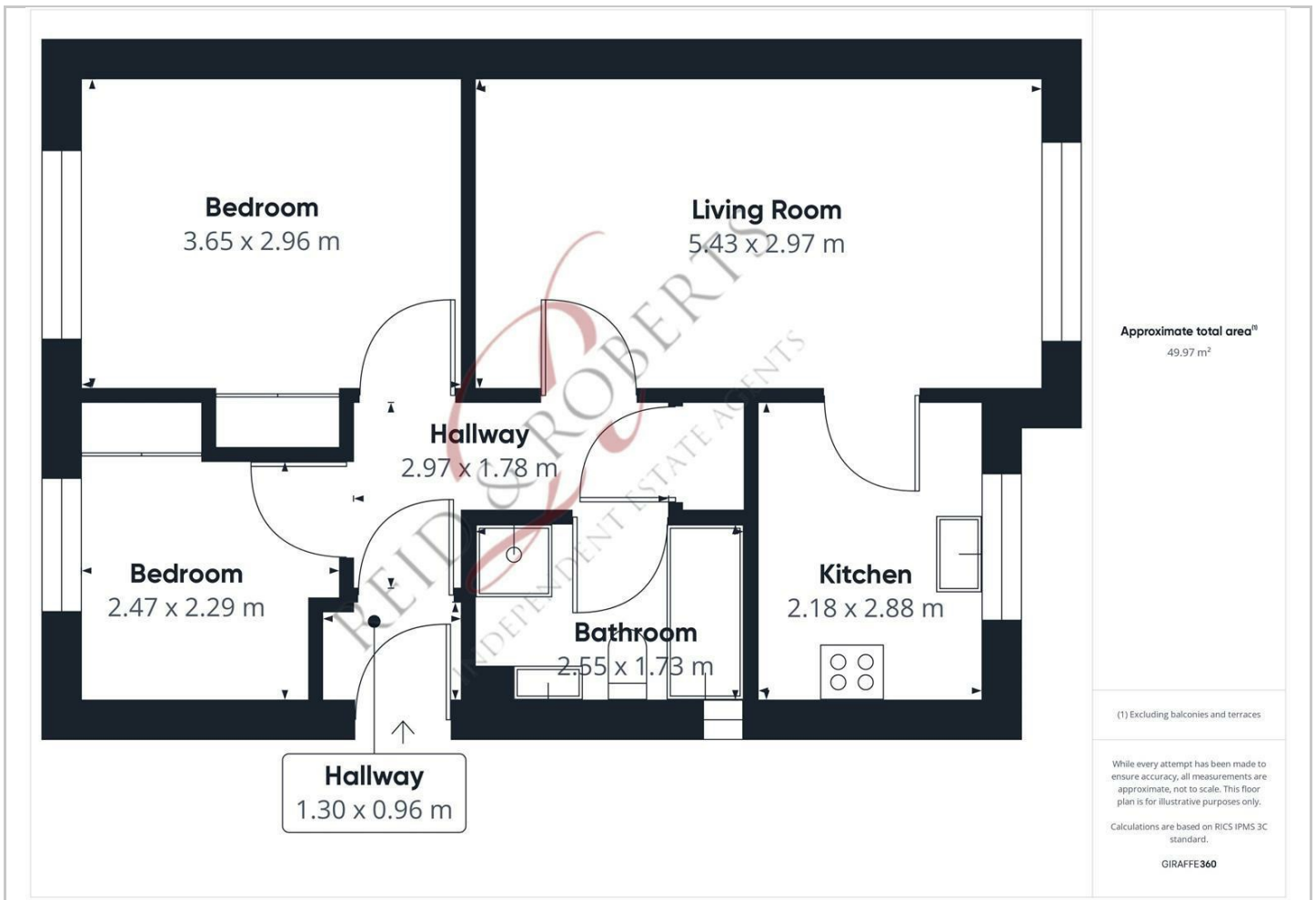
## Hybrid Map



## Terrain Map



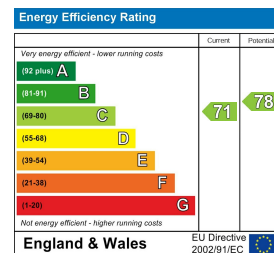
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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