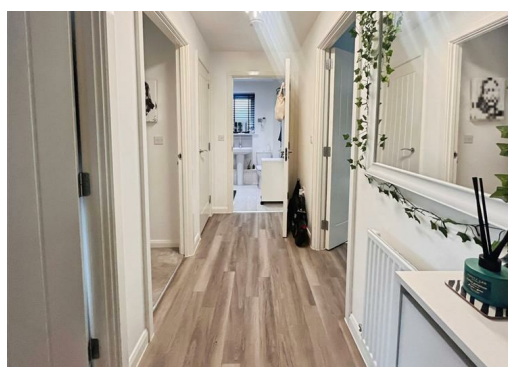
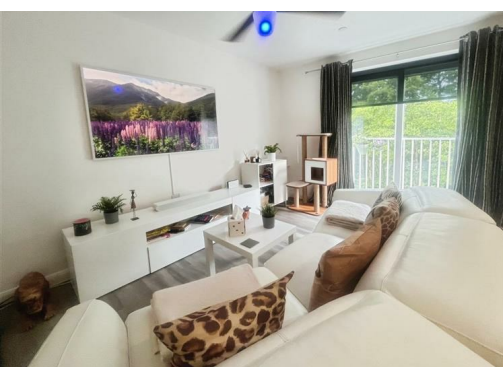




Ffordd Gwern, Mold, CH7 1FN

£160,000

We are delighted to be able to present to you this beautifully presented and maintained 2 bedroom 2nd floor apartment, situated on the outskirts of Mold!



21 Ffordd Gwern, Mold, CH7 1FN

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom 2nd floor apartment, situated on the outskirts of Mold. Benefiting from modern sophisticated decor throughout, 2 double bedrooms and rural aspect from Juliet balcony.

The living accommodation briefly comprises of; spacious lounge kitchen area, 2 double bedrooms and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 930 years remaining
Ground rent - £4.30pa
Council tax band - D

SECOND FLOOR

Lounge/kitchen 15'7" x 19'5" (4.75m x 5.92m)

High quality wood effect laminate flooring with Juliet balcony and spotlighting. Tile flooring in the kitchen area with a range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher, fridge-freezer, washer dryer and dishwasher.

Bedroom 13'4" x 8'5" (4.08m x 2.58m)

Carpet flooring with window to the rear elevation and blind

Bedroom 11'4" 10'10" (3.47m 3.31m)

High quality wood effect laminate flooring with window to the rear elevation and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting, blind and partially tiled decor

EXTERNAL

Well manicured grounds surrounding the apartment building with a allocated parking space to the rear of the block. Secure intercom system in place on entrance to the building with well maintained communal area.

