

Tai Maes, MOLD. CH7 1RW
 £135,000 **NO CHAIN** MS11227



DESCRIPTION: If you are looking for 2 bedroom ground floor accommodation on the fringes of the popular market town of Mold this could be the one for you. A leasehold apartment with communal entrance leading to this property which briefly comprises:- entrance hall with speak and enter system, Bright and airy lounge through kitchen with a comprehensive range of units and appliances, principle bedroom with generous ensuite shower room, second bedroom and spacious modern bathroom. Gas heating and double glazing. Allocated parking space for one plus visitor parking. Council Tax band C. Lease term; 150 year lease which expires Dec 2155. Service Charge £155.79 per.

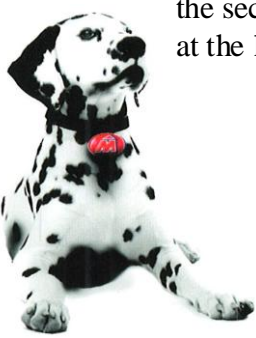
ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay. After passing the shopping centre on the left hand side continue until turning left into Mold Road and continue along here taking the first exit at the mini roundabout to continue to Northop. At the traffic lights turn left and proceed through Sychdyn into Mold. At the next traffic lights turn right and continue to the roundabout and take the fourth exit in the direction of Denbigh until tuning right into Milford Street, first left and left again into Tai Maes. Take the second entrance on the left into a parking area where the apartment entrance will be seen at the head of the cul de sac.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
 Holywell Office: 01352 712271

ENTRANCE HALL: Radiator.

LOUNGE AREA: 14' 6" x 10' 7" (4.42m x 3.23m) Radiator and double glazed window.



KITCHEN AREA: 9' 8" x 7' 6" (2.95m x 2.29m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Built in dishwasher and fridge. Cupboard housing the gas boiler.



BEDROOM 1: 12' x 10' 8" plus 8' 5" x 4' 1" (3.66m x 3.25m) Radiator and double glazed window.



ENSUITE: Radiator, double glazed window, w.c., wash hand basin and shower cubicle.
Complimentary tiling.



BEDROOM 2: 8' 7" x 8' 6" (2.62m x 2.59m) Radiator and double glazed window

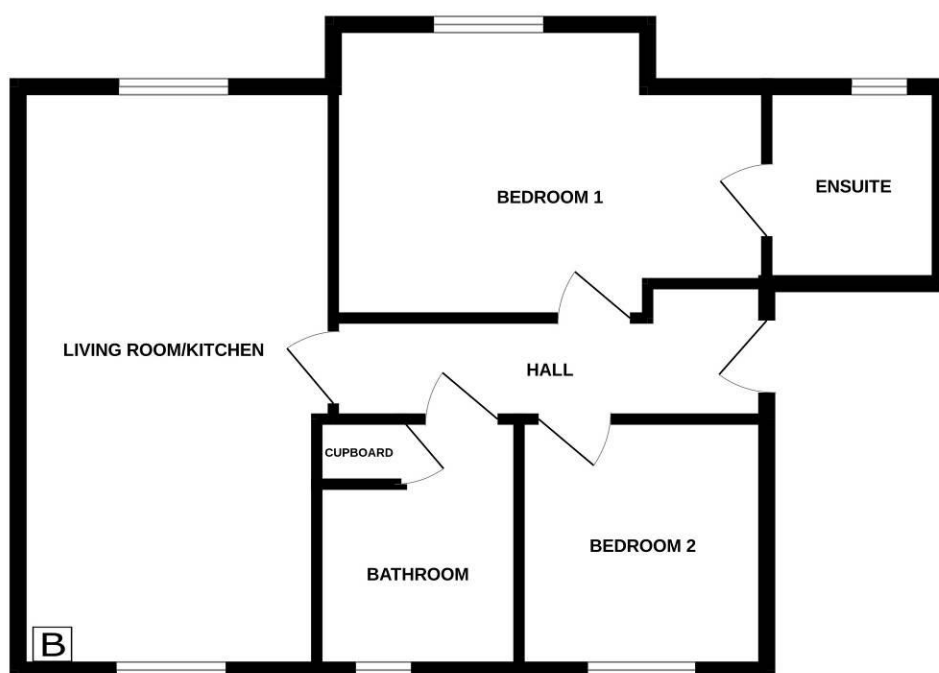


BATHROOM: 8' 7" x 7' (2.62m x 2.13m) Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary modern tiling. Large built in storage/linen cupboard.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.