



Floor 0



Floor 1

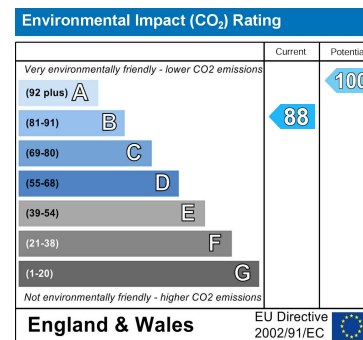
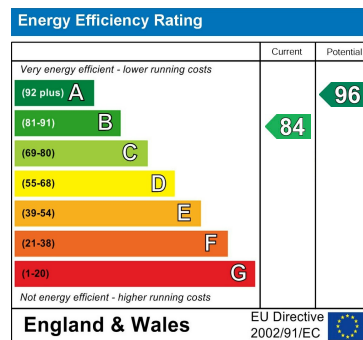
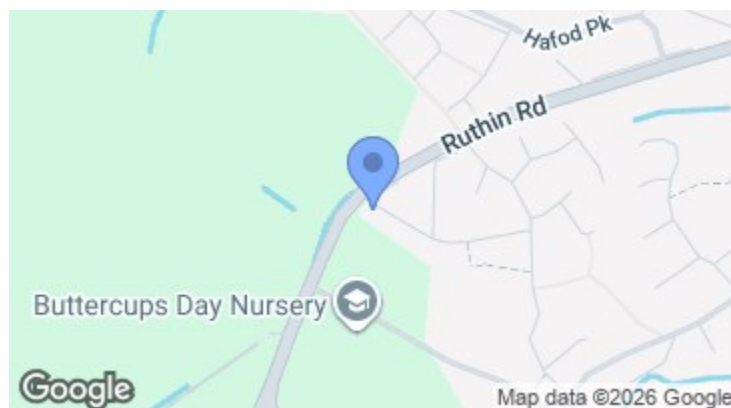
Approximate total area<sup>(1)</sup>  
640 ft<sup>2</sup>  
59.4 m<sup>2</sup>  
Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**51 Llys Ambrose**  
Mold, Flintshire,  
CH71GU

**Price**  
£215,000

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Located in the popular residential area of Llys Ambrose, Mold, this beautifully presented three-bedroom mid-terraced home offers modern, low-maintenance living in a peaceful setting — perfect for first-time buyers, young families or those looking to downsize without compromise.

Step inside to a welcoming entrance hall with stylish wooden-effect flooring and neutral décor, setting the tone for the rest of the home. The kitchen is both practical and well-designed, with sleek white cabinetry offering excellent storage, integrated fridge and freezer, space for a washing machine, and an Apell gas hob with built-in Apell oven — ideal for everyday cooking and entertaining alike. A convenient downstairs W/C adds to the thoughtful layout.

To the rear, the lounge provides a warm and inviting space to relax, complete with wooden flooring, a feature gas fire, and patio doors that open directly onto the garden — allowing indoor and outdoor living to flow seamlessly in the warmer months.

The rear garden has been designed for easy upkeep, featuring a patio seating area, central AstroTurf lawn and a further patio beyond. Not overlooked, it offers a private space to unwind or host friends and family. A rear gate leads to shared access and two allocated parking spaces.

Upstairs, there are three well-proportioned bedrooms. The main bedroom overlooks the front and benefits from fitted wardrobes. Bedroom two, a comfortable small double, also includes fitted storage, while the third bedroom offers flexibility as a nursery, dressing room or home office. The contemporary shower room features grey wood-effect flooring, a rainfall shower within a modern cubicle, stylish marble-effect tiling, vanity storage and chrome towel rail.

A fantastic opportunity to secure a move-in ready home in a convenient Mold location.



## LOCATION



The property forms part of the highly regarded St Mary's Park situated on the outskirts of town about a mile from the town centre and local schools. The town is close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond, and provides a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

## THE ACCOMMODATION COMPRISES:



Wood grain effect double glazed panelled door to:

## SPACIOUS RECEPTION HALL

4.55 x 1.96 overall (14'11" x 6'5" overall)

Welcoming entrance hall with stylish wooden-effect flooring and neutral décor. Stairs rise to the first floor, with access to the kitchen, lounge, and convenient downstairs W/C.

## KITCHEN

3.33 x 2.06 (10'11" x 6'9")

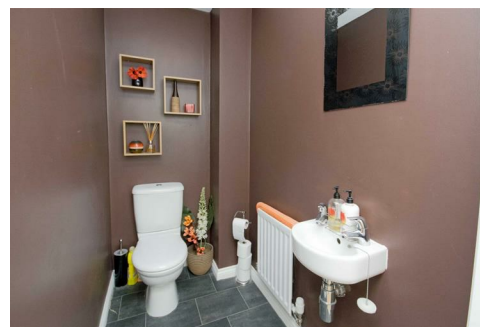


The kitchen features black tile-effect lino flooring and a

range of white cupboards providing ample storage, including housing for the boiler. There is space for a washing machine, an integrated fridge and freezer, an Apell gas hob, and a built-in Apell oven, creating a practical and functional cooking space.

## CLOAKROOM/WC

1.09 x 1.85 (37" x 61")



Fitted with black tile-effect lino flooring, a white toilet, small hand basin, and radiator — a useful addition for guests and everyday convenience.

## LOUNGE DINER

4.17 x 3.76 (138" x 124")



A bright and comfortable living area with wooden flooring, a feature gas fire, and patio doors leading out to the rear garden, allowing for plenty of natural light.



## FIRST FLOOR LANDING

Loft access and white panelled interior doors to all rooms.

## BEDROOM ONE

3.45 x 3.00 + wardrobes (11'4" x 9'10" + wardrobes)



A spacious double bedroom with fitted wardrobe, carpeted flooring, radiator, and double-glazed window overlooking the front of the property.



## BEDROOM TWO

2.57 x 2.46 + wardrobes (8'5" x 8'1" + wardrobes)



A small double bedroom featuring fitted wardrobes, carpet, radiator, and a double-glazed window overlooking the rear garden.

## BEDROOM THREE

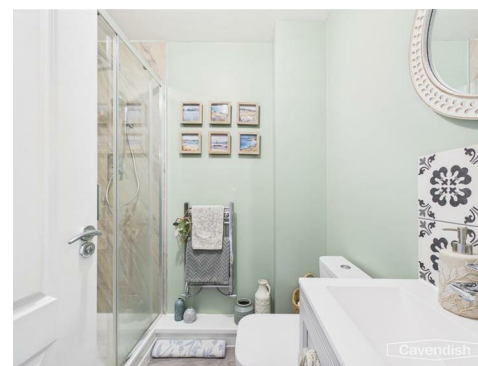
3.00 x 1.47 max (9'10" x 4'10" max)



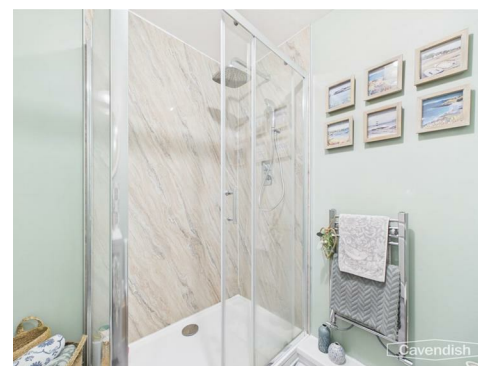
A versatile single bedroom ideal as a nursery, dressing room, or home office. Carpeted with radiator and double-glazed window overlooking the rear garden.

## SHOWER ROOM

2.03 x 1.73 (6'8" x 5'8")



Modern shower room with grey wooden-effect flooring, a metal-framed shower cubicle with white base and rainfall shower head, distinctive brown/pink marble-effect tiling, white toilet and sink set within a grey vanity unit, and a chrome towel rail radiator.



## REAR GARDEN



The enclosed rear garden is designed for low maintenance, with a patio seating area, central AstroTurf section, and a further patio to the rear. The garden is not overlooked, offering a good degree of privacy. A rear gate provides access to two allocated parking spaces via a shared access area.



## PARKING



Parking area for two cars located to the top right hand side of the cul-de-sac.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Flintshire County Council - Council Tax Band C

## ANTI-MONEY LAUNDERING

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification

documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## AWARD WINNING LETTINGS SERVICES

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

## VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

## DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road and take the last turning on the left hand side into St. Mary's Park Estate. Proceed into the estate and take the second right into Llys Ambrose and follow the road into the new part of the development whereupon the property will be found towards the far end on the left hand side.