

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	89	89
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

**10 Ffordd Byrnwr Gwair**  
Mold,  
CH71FQ

**Price**  
£170,000

**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.

A highly appointed two bedroom second floor apartment forming part of this imposing building of only six apartments, built by respected local builders F G Whitley, on the periphery of Mold. Completed in 2016, the apartment has the benefit of an internal lift, two allocated parking spaces and pleasant outlook over the surrounding area. The well planned accommodation in brief provides: communal front entrance with security intercom to an impressive atrium, reception hall with built in storage, open plan kitchen/living room with Juliette balcony and an attractive range of units with integrated appliances, two bedrooms with built in storage wardrobes and highly appointed bathroom with four piece suite. Modern electric heating system with radiators, double glazing, quality oak effect laminate flooring, veneered interior doors and remaining balance of the NHBC warranty. **\*\*INSPECTION HIGHLY RECOMMENDED\*\*** **\*\*NO ONWARD CHAIN\*\***

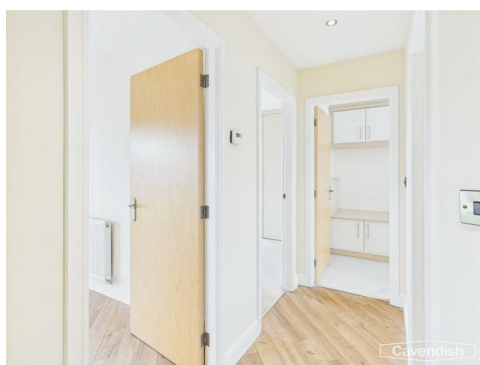


**LOCATION**

The building forms part of the highly successful Parc Broncoed Development situated off Wrexham Road, about a mile from Mold town centre and within a short drive of the A494 road enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities in the town, several popular restaurants, leisure facilities and a twice weekly market.

**LOBBY**

An impressive communal entrance hall with large windows, tiled floor and stairway and lift access to the first and second floors.

**DOOR TO THE APARTMENT****HALLWAY**

The apartment is accessed via a wooden front door which opens into a bright and spacious hallway with Quality oak effect laminate flooring. Within the hallway, there is a utility

cupboard, a further cloaks cupboard provides additional storage space and houses the fuse board. The hallway also includes a radiator, thermostat, spotlights, and the telephone entry system, with doors leading to all principal rooms.

**UTILITY**

Utility cupboard that houses the Heatrae Sadia electric boiler providing central heating and domestic hot water. , lighting, and plumbing for a washer/dryer, along with useful storage and the ventilation system.

**OPEN PLAN KITCHEN**

The open-plan living, dining, and kitchen area is filled with natural light, thanks to French doors that open to a Juliet balcony overlooking the green area to the front. The living space is finished with oak laminate flooring, silver power sockets, and two radiators. The kitchen is fitted with a range of modern grey gloss wall and base units, complemented by a wood-effect worktop and a stainless steel sink with an adjustable mixer tap. Integrated appliances include a Lamona electric hob, electric oven, built-in microwave, and fridge/freezer. A stainless steel splashback sits behind the hob with an extractor fan and lighting above. A large double-glazed window also overlooks the green space, and ceiling spotlights complete the space.

**LIVING AREA****PRIMARY BEDROOM**

The primary bedroom is a generous double room, carpeted and featuring a full wall of fitted wardrobes with sliding mirrored doors. The wardrobes provide a mix of double hanging space, storage compartments, and shelving, with power points also incorporated. A double-glazed window overlooks the park area and allows plenty of light, while a radiator, pendant lighting, and access to the loft add further appeal.

**BEDROOM 2**

The second bedroom is a well-proportioned single room, also carpeted, and includes a built-in cabin bed with fitted wardrobes and storage. A double-glazed window overlooks the rear of the property, and the room includes a radiator and pendant light.

**BATHROOM**

The family bathroom is stylishly finished with grey floor tiles and matching tiled walls extending to the ceiling. It includes a white panellled bath, a corner shower enclosure with sliding glass doors and a silver shower fitting, a modern vanity unit with an inset basin and chrome tap, storage beneath, and a mirror above. A white WC, heated silver towel rail, spotlights, and a ventilation system complete this well-appointed bathroom.

**PARKING**

Two off street parking spaces and communal bin store.

**TENURE**

The apartment is subject to leasehold interest of 999 years from 1st March 2015, and each apartment has a share of the freehold of the building.

The current monthly service charge is £90.00 which includes the maintenance and cleaning of the Atrium, external window cleaning, lift maintenance, grass cutting, cleaning of the private car park and building insurance for all six apartments.

**COUNCIL TAX**

Flintshire County Council - Council Tax Band C.

**DIRECTIONS**

From the Agent's Mold Office proceed along Wrexham Street and follow the road for approximately one mile. Turn right into Ffordd Byrnwr (Parc Broncoed), whereupon the property will be found after a short distance on the right hand side.

**AGENTS NOTES**

No Onward Chain  
No Pets Allowed.  
Lift access  
Electric Heating  
Annual Service Charge Currently £1080 a year.  
No Ground Rent

**AML****MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**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.

**PRIORITY INVESTORS CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWINGS**

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

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