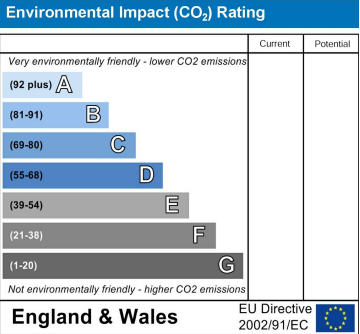
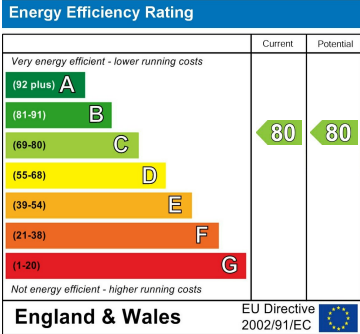
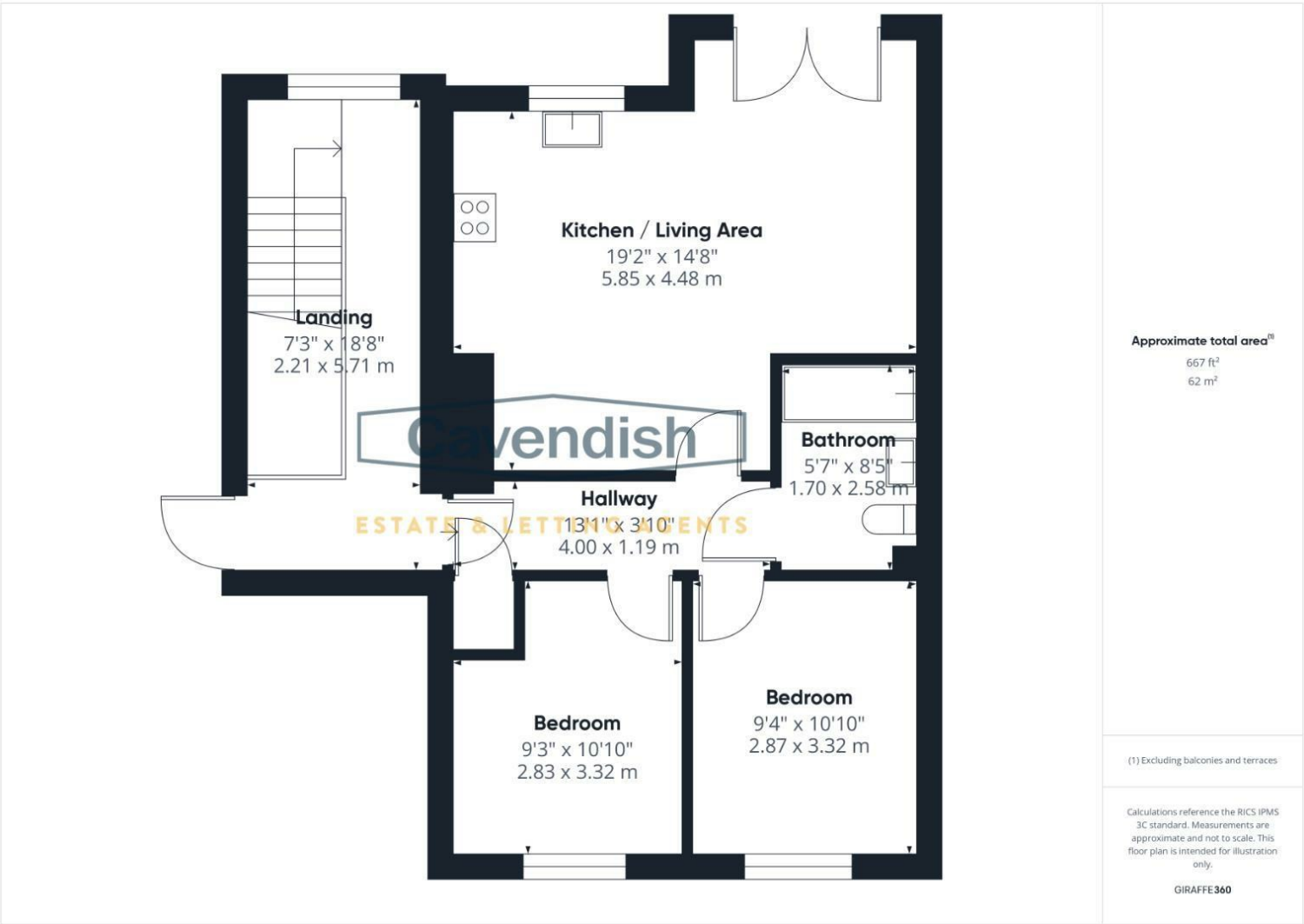


6 Ty Bala Cwrt Y Terfyn, Saltney, Chester, CH4 8QL



Cavendish

ESTATE AGENTS

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6 Ty Bala Cwrt Y Terfyn

Saltney, Chester,  
CH4 8QL

Price  
£140,000

**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.

**\*TOP FLOOR APARTMENT\* FABULOUS VIEWS\* ALLOCATED PARKING.** Nestled in the charming area of Saltney, Chester, this purpose-built apartment at Ty Bala, Cwrt Y Terfyn offers a delightful living experience. With two well-proportioned bedrooms, this residence is perfect for individuals or small families seeking a comfortable and convenient home.

The versatile living space is perfect for relaxation and entertaining. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The kitchen is functional and well-equipped, making it easy to prepare meals and enjoy dining at home.

The two bedrooms are thoughtfully designed, offering ample space for furnishings and personal touches. The bathroom is modern and well-appointed, ensuring that your daily routines are both comfortable and efficient.

Located in Saltney, this apartment benefits from excellent transport links to Chester city centre, where you can explore a variety of shops, restaurants, and cultural attractions. The surrounding area is also rich in local amenities, providing everything you need within easy reach.

This property presents an excellent opportunity for those looking to invest in a home that combines convenience with comfort. Whether you are a first-time buyer or seeking a rental investment, this apartment is sure to meet your needs. Do not miss the chance to make this lovely apartment your new home.



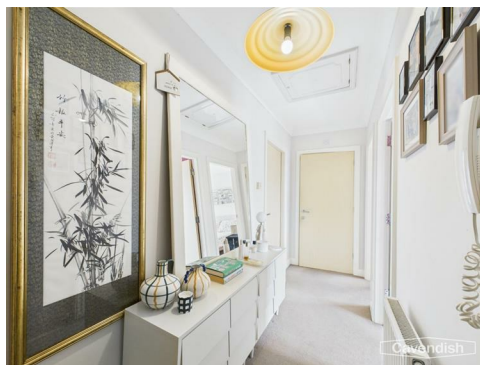
## Front Exterior



The exterior shows a well-maintained, attractive brick and render block with ample greenery and trees, located on a quiet street. The building has multiple floors with large windows and a neat, welcoming appearance.

## Hallway

4.00 x 1.19 m (13'1" x 3'10")



This hallway creates a light and airy welcome, decorated with neutral tones and featuring a carpeted floor. It offers access to the main rooms of the property.

## Kitchen / Living Area

5.85 x 4.48 m (19'2" x 14'8")



This spacious open-plan kitchen and living area measures 5.85 by 4.48 metres and is bright and welcoming. The living space offers ample room for seating and there are french doors leading out onto a juliet balcony. The kitchen features natural wood cabinetry arranged in an L-shape, with integrated appliances including an oven and hob, alongside a freestanding fridge freezer. A dining area with a table and chairs sits adjacent to the kitchen, providing a perfect spot for meals.



## VIEW FROM JULIETTE BALCONY



## Bedroom 1

2.83 x 3.32 m (9'3" x 10'10")



Both bedrooms are similar in size, each accommodating a double bed if desired. The master bedroom is beautifully decorated and flooded with natural light via a large window.

## Bedroom 2

2.87 x 3.32 m (9'4" x 10'10")



This bedroom also offers a peaceful setting with a window overlooking the outside and neutral decor that invites personal styling and comfort.

## Bathroom

1.70 x 2.58 m (5'7" x 8'5")



The bathroom is spacious and well-lit with a modern white suite including a bath with an overhead shower, a pedestal basin and a toilet. Neutral tiling complements the light decor, creating a fresh and clean atmosphere.

## LOCATION

The property forms part of the Boundary Park development constructed by Anwyl. The development is located off Boundary Lane and also features a small green with a children's play area. The property is conveniently situated for good local shops in Saltney, including a Morrison's supermarket, schools for all ages in the immediate vicinity and frequent bus services to Chester, Broughton and Mold. The Broughton Retail Park is also close by, with a wide range of shops and Tesco superstore, and Airbus is about a mile away. The A55 Expressway is within a few minutes' drive, facilitating daily travel to North Wales and neighbouring areas of commerce and industry.

## Landing

2.21 x 5.71 m (7'3" x 18'8")



## DIRECTIONS

From the agent's Chester office proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the fourth exit into Hough Green. Follow Hough Green into Saltney and under the railway bridge. Then take the first turning left into Boundary Lane. Follow Boundary Lane and take the turning right after Rhuddlan Court into Cwrt Y Terfyn. At the T-junction turn left, at the fork bear left again, and at the the next T-junction turn left into Ty Bala.

## TENURE

\* Tenure - understood to be Leasehold. Remainder of 999 years from 1st June 2007.  
\* Trinity Estates are the managing agents. Tel: 0845 3451584 Email: info@trinityestates.com  
\* We are advised that there is an estimated service charge of £1439.00 per annum (1.1.2025 to 31.12.2025) and a ground rent of approximately £150 per annum (1.6.2025 2025 to 31.5.2026).

## COUNCIL TAX

\* Council Tax Band C - Flintshire County Council.

## AGENT'S NOTES

\* Services - we understand that mains gas, electric, water and drainage are connected.

## ANTI MONEY LAUNDERING REGULATIONS

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 - REFERRALS

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.

## 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.

## FLOORPLAN

Floorplan included for identification purposes only, not to scale.

## CHESTER

By appointment through the Agents  
Chester Office 01244 404040.

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