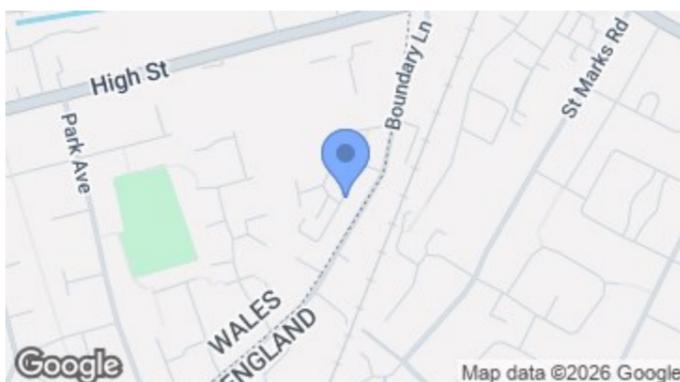
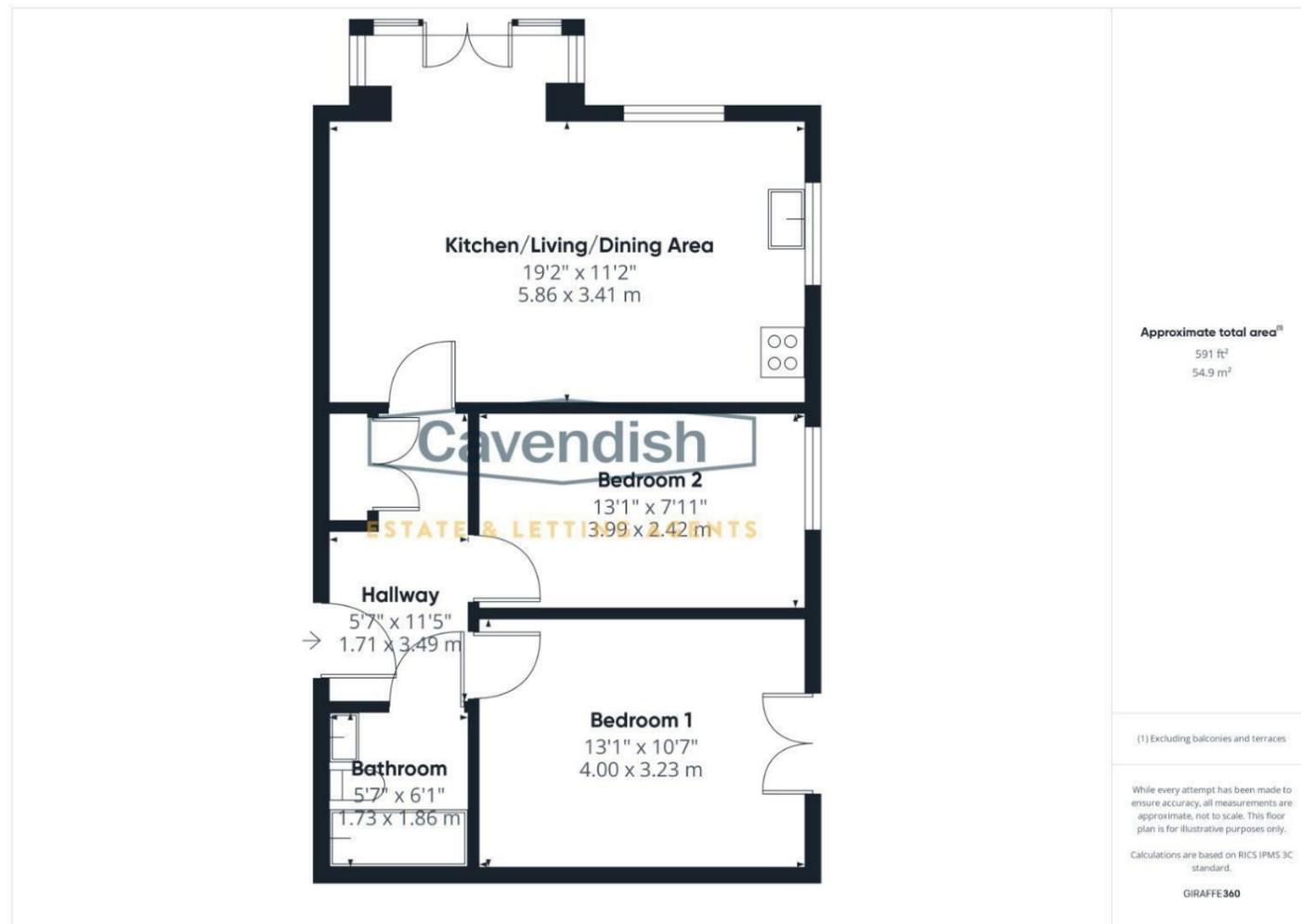


11 Ty Bala Cwrt Y Terfyn, Saltney, Chester, CH4 8QL



| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | 81 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) A | | | |
| (61-91) B | | | |
| (69-90) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



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

Price
£145,000

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.

* FIRST FLOOR APARTMENT * MODERN DEVELOPMENT * NEWLY DECORATED THROUGHOUT. A two bedroom first floor apartment forming part of a popular development by Anwyl Homes along Boundary Lane in Saltney. The accommodation briefly comprises: entrance hall with built-in cupboard, impressive open-plan dining kitchen and living room/dining area with feature bay window and double opening French doors with 'Juliet' style balcony, bedroom one, bedroom two and bathroom. The property benefits from an intercom entry system, UPVC double glazed windows and has gas fired central heating. Ty Bala is set within maintained communal gardens. There is also an allocated parking space and communal bin store. Visitor parking is available.



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.

THE ACCOMMODATION
COMPRISES:

COMMUNAL ENTRANCE HALL

Communal entrance door with intercom entry system, individual letter boxes and staircase to the upper floors.

FIRST FLOOR

Door with security peep hole to the apartment.

ENTRANCE HALL



Coved ceiling, ceiling light point, mains

connected smoke alarm, telephone intercom entry system, thermostatic heating controls, double radiator, and built-in double storage cupboard housing the electrical consumer board. Doors to the living room/kitchen, bedroom one, bedroom two and bathroom.

LIVING ROOM/KITCHEN

5.82m x 3.38m extending to 4.45m into bay (191" x 111" extending to 147" into bay)



Impressive open-plan kitchen/living and dining area enjoying aspects over Boundary Lane and Cwrt Y Terfyn.

LIVING ROOM/DINING AREA



Double radiator with thermostat, ceiling light point, television and satellite aerial points, and feature UPVC double glazed bay style window with double opening French doors and Juliet style balcony.

KITCHEN



Fitted with a range of black high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Zanussi gas hob with extractor above, and built-in Zanussi electric double oven and grill, integrated washing machine and fridge, wall cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, tiled floor, double radiator with thermostat, and two UPVC double glazed windows.

BEDROOM ONE

4.06m x 3.18m (13'4" x 10'5")



UPVC double glazed double opening French doors with Juliet style balcony overlooking Boundary Lane, TV aerial point, telephone point, ceiling light point, and double radiator.

BEDROOM TWO

4.01m x 2.41m (13'2" x 7'11")



UPVC double glazed window overlooking Boundary Lane, ceiling light point, and single radiator with thermostat.

BATHROOM

1.85m x 1.68m (6'1" x 5'6")



White suite with chrome style fittings comprising: panelled bath with mixer tap, Triton shower over and glazed shower screen; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, being fully tiled to the bath and shower area, ceiling light point, extractor, electric shaver point, double radiator with thermostat, vinyl slate effect flooring, fitted glass shelf, and wall mirror.

OUTSIDE



Ty Bala is set within maintained communal grounds. There is a communal bin store and allocated parking space (No. 11). Visitor parking is also available.



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 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 £1,469.65 per annum (1.1.2025 to 31.12.2025) and a ground rent of approximately £150 per annum (1.6.2025 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

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 INVESTOR 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

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW