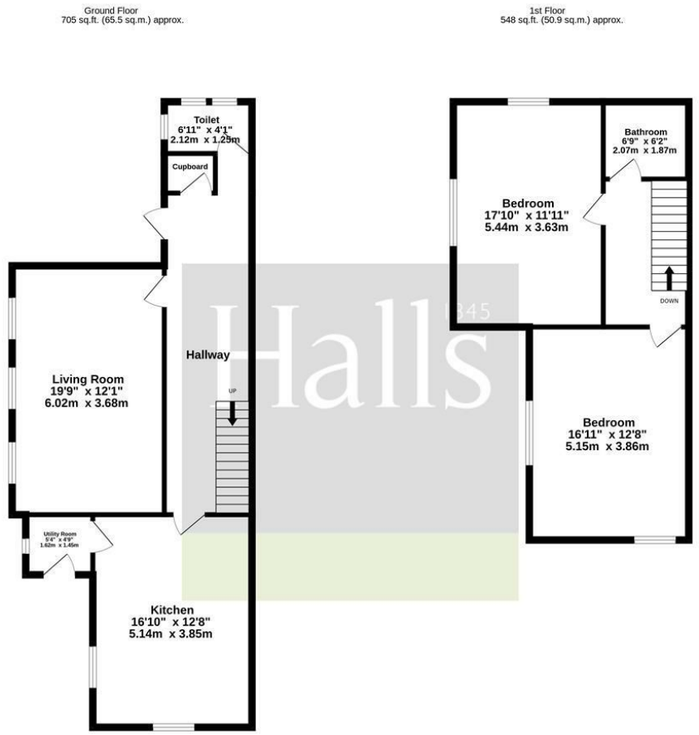
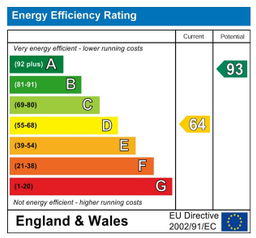
TO LET

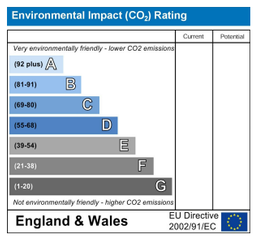
Cefn Y Groes, Graianrhyd Road, Llanarmon-Yn-Ial, Mold, CH7 4QW





Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.





Halls 1845

01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com

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Cefn Y Groes, Graianrhyd Road, Llanarmon-Yn-Ial, Mold, CH7 4QW

A characterful two-bedroom semi-detached property forming part of a converted school house and benefiting from well appointed living accommodation alongside ample off-street parking and easily maintained gardens, situated in a semi-rural location close to the village of Llanarmon-yn-lal.







TO LET

- **Converted School House**
- **Well Presented**
- **Generously Proportioned**
- **Off-Street Parking**
- **Available Long Term**
- **Semi-Rural Location**

DESCRIPTION
Cefn Y Groes occupies a pleasant semi-rural position against a backdrop of open countryside close to the village of Llanarmon-yn-lal , which boasts a respectable range of day-to-day amenities, including Public House, Convenience Store, and Church, whilst retaining a convenient proximity to the nearby town of Mold, which provides a wider range of amenities of all kinds. The nearby county centers of Chester and Wrexham lie within reasonable commuting distance and enjoy a comprehensive array of facilities.

The property forms part of a select development of just two homes which have been converted from a former Schoolhouse, thus the accommodation retains a range of character features whilst boasting modern and generously proportioned rooms throughout.

The property is complemented by generous gardens which comprise ample off-street parking and which have been designed with ease of maintenance in mind, with a range of gravelled beds. The property immediately abuts, to the west, open green space ideal for those with pets or children.

W3W
///soft.winter.poets

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Living Room:
Kitchen/Dining Room:
Utility Room:

- First Floor -
Bedroom One:
Bedroom Two:
Family Bathroom:

TERMS
The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

SERVICES
The property is served by mains water and electricity. Drainage is to a private system and heating provided by a ground source heat pump.

FURTHER CHARGES
A charge of £15 further to the rent is to be paid for foul water drainage.

LOCAL AUTHORITY
County Hall, Station Rd, Ruthin LL15 1BE

COUNCIL TAX
The property is shown as being within council tax band C on the local authority register.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



