



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

16 Maes Glanrafon
Brook Street, Mold,
CH7 1RJ

NEW
£70,000

*AGE RESTRICTED TO RESIDENTS AGED 55 YEARS AND OVER *NO ONWARD CHAIN.

Located within a highly regarded retirement development in the heart of Mold, this well-proportioned one-bedroom first floor apartment offers comfortable and convenient living just a short walk from the town centre and its excellent range of amenities.

Accessed via a secure entry system with lift access to all floors, the apartment benefits from spacious accommodation including a generous double bedroom, bright living room with attractive feature window, fitted kitchen and bathroom. The development also offers communal seating areas, off-road parking and a welcoming community atmosphere, making it an ideal option for those seeking independent retirement living close to local shops, cafés and transport links.

Positioned only a few minutes' walk from Mold High Street and its popular weekly market, this apartment provides an excellent opportunity for buyers looking to downsize without compromising on convenience.

The development is subject to a minimum resident's age of 55 years and purchasers will be subject to the approval of Clwyd Alyn Housing Association. There is no onward chain involved in the sale of this property.



Location

Maes Glanrafon is a well maintained purpose built development of retirement apartments for resident's aged 55 and over. The property occupies a convenient position on the corner of Wrexham Street and Brook Street in the heart of the Town Centre. Mold provides a good range of shopping facilities for most daily needs, major supermarkets and has a twice weekly street market. There are also leisure facilities located nearby, whilst the popular Theatr Clwyd complex is situated on the periphery of the town.

Communal Entrance



Communal entrance door with intercom entry system, communal lighting and staircase and lift access to the upper floors.

Communal landing area



On the first floor there is a pleasant communal seating area creating a welcoming environment for residents and visitors alike.

Entrance Hallway

4.46 x 1.98 (14'7" x 6'5")



Entered through a wooden front door, the hallway features wood-effect flooring, electric storage heating and ceiling lighting. Useful built-in storage cupboards provide excellent practicality, including an airing cupboard housing the hot water tank. An entry phone system offers added security and convenience.

Store Cupboard

0.83 x 1.06 (2'8" x 3'5")

Electrical consumer units, and fitted shelving.

Living Room

3.55 x 3.55 (11'7" x 11'7")



A bright and spacious main reception room enjoying two double glazed windows overlooking the rear of the development. A charming alcove with feature diamond-shaped window allows additional natural light to flood the room while adding character to the space. Carpeted flooring,

electric storage heating, chandelier lighting, TV aerial points and telephone connection complete this comfortable living area.

Kitchen

2.45 x 2.83 (8'0" x 9'3")



The kitchen is fitted with a range of white wall and base units complemented by matching work surfaces and tiled splashbacks. Features include a stainless steel sink with drainer, plumbing for a washing machine, fold-out breakfast table and ample storage throughout. A double glazed window provides natural light and pleasant rear outlooks.

Bedroom

3.04 x 3.54 (9'11" x 11'7")



A generously sized double bedroom with carpeted flooring and double glazed window overlooking the rear of the development. The room benefits from electric storage heating, ceiling lighting and ample space for freestanding bedroom furniture.

Bathroom

2.07 x 1.81 (6'9" x 5'11")



Fitted with a white suite comprising bath with electric shower over, wash basin and WC. Additional features include tiled splashbacks, medicine cabinet, extractor fan, electric heater and support handrail. The bathroom offers good practicality while presenting an opportunity for cosmetic updating.

Outside



Maes Glanrafon is located on the corner of Wrexham Street and Brook Street. There is a resident's parking area to the front of the building.

Tenure

Tenure - Leasehold, term 99 years from 1st January 2006

* Maes Glanrafon is managed by Clywd Alyn Housing Association. Tel: 01745 536800 email: help@clwydalyn.co.uk

* The property is subject to a monthly service charge, which includes the

maintenance of the building and communal areas, lift, window cleaning, and building insurance. We are advised by the vendor that the monthly service charge will be £176.71 per month. Clwyd Alyn Housing Association is responsible for the management and maintenance of the building and purchasers will be responsible for the individual costs, such as water rates, council tax, contents insurance, electricity and telephone charges. The development is subject to a minimum residents age of 55 years and purchasers will be subject to the approval of Clwyd Alyn Housing Association.

Council Tax

* Council Tax Band B- Flintshire County Council.

Agents Notes

* Mains electricity, water and drainage are connected.

* The property is on a water meter.

* There is an electric meter cupboard on the first floor just outside the entrance door to the apartment.

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £54 per property 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.

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.

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 across the traffic lights and onto Wrexham Street and follow the road for approximately 0.25 mile. Then take the third right turning onto Brook Street, and Maes Glanrafon will be found on the right hand side.