



Llys Y Ddol, Mold

Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£125,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

2 Llys Y Ddol

Mold, Mold

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GROUND FLOOR ONE BEDROOM APARTMENT
- PERFECTLY SITUATED IN MOLD TOWN CENTRE
- ALLOCATED CAR PARKING SPACE
- COMMUNAL GARDENS
- SHORT WALK TO A WEALTH OF SHOPS/RESTURANTS AND BARS
- LONG 999 YEAR LEASE
- PERFECT FIRST HOME OR BUY TO LET INVESTMENT
- CHAIN FREE
- OPEN PLAN LIVING SPACE


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Entrance Hallway

Accessed via a private entrance the front door opens to an entrance hallway with wood laminate floor, doors to three storage cupboards, fire doors opening to the open plan living room / kitchen space, bedroom and bathroom

Open Plan Lounge/Kitchen

14' 8" x 14' 0" (4.47m x 4.27m)

A spacious and bright room with the living area laid to wood laminate floor, two wall mounted radiators and double glazed windows to the front and side aspects. The kitchen area offers a range of wall, drawer and base units, worktop with sink unit, built in oven with hob over and extractor hood, integrated fridge freezer and tiled floor with tiled splashbacks

Bedroom

11' 9" x 10' 5" (3.58m x 3.18m)

A bright room with double glazed window to the side and wall mounted radiator

Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

A full suite comprising a panelled bath with shower plumbed in over, close coupled WC and pedestal wash hand basin, tiled walls and part tiled floor





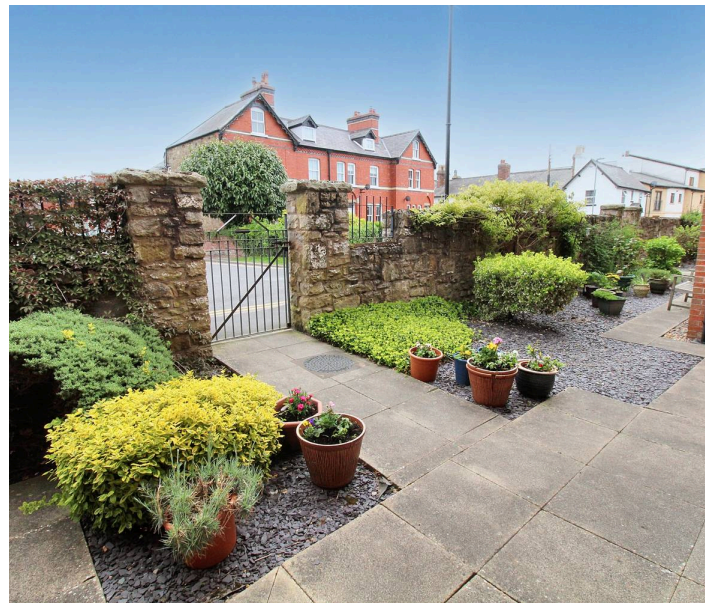
COMMUNAL GARDEN

Set in an immaculately maintained complex with mature shrubs, trees, flower beds, lawned areas and seating areas

ALLOCATED PARKING

1 Parking Space

A communal carpark with an allocated parking space






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To arrange a viewing please contact

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