



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		

2 Llys Yr Efail
Mold,
CH71GA

NEW
£130,000

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.

Nestled in the charming area of Llys Y Fron, Mold, this gated private apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home. The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

Mold is known for its vibrant community and excellent amenities, including shops, restaurants, and recreational facilities, all within easy reach. The surrounding area boasts beautiful countryside, perfect for those who enjoy outdoor activities and scenic walks.

This property presents a wonderful opportunity for anyone looking to settle in Mold, Whether you are a first-time buyer or seeking a rental investment, this apartment in Llys Y Fron is certainly worth considering.





Tucked away in a convenient residential setting, this well-presented two-bedroom apartment offers spacious accommodation, practical features and excellent access to everything Mold has to offer.

Entrance Hall

Entered via a secure communal entrance with intercom system, the apartment opens into a welcoming entrance hall. The hall benefits from two useful storage cupboards, one housing the electrical consumer unit, together with a radiator and doors providing access to all principal rooms.

Living Room

A bright and spacious reception room featuring a uPVC double-glazed window to the front elevation, allowing for an abundance of natural light. The room offers ample space for both seating and dining furniture and benefits from a radiator and folding door leading through to the kitchen.

Kitchen



Fitted with a range of wall and base units complemented by work surfaces over. Incorporating a stainless-steel sink and drainer with mixer tap, under-counter oven, four-ring gas hob with extractor hood above, and a wall-mounted boiler. There is space and plumbing for a washing machine, space for a dishwasher and fridge freezer, together with a useful fold-down wall-mounted table. A uPVC window overlooks the front elevation, and the walls are partially tiled.

Bedroom One

A generously proportioned double bedroom featuring a uPVC double-glazed window to the rear elevation. Benefiting from a built-in wardrobe with sliding mirrored doors and radiator.

Bedroom Two

A further well-sized double bedroom with a uPVC window to the rear elevation. The room also benefits from a built-in wardrobe with sliding mirrored doors and radiator.

Bathroom

Appointed with a four-piece suite comprising a low-level WC, pedestal wash hand basin, panelled bath, and separate corner shower cubicle with electric shower. The walls and floor are fully tiled, and an opaque window to the side elevation

provides natural light whilst maintaining privacy.

Location



Situated within easy reach of the centre of Mold, the property enjoys convenient access to a wide range of amenities including shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. Excellent road links provide easy access to Chester, Wrexham and the wider North Wales region, making this an ideal location for commuters and those seeking a convenient lifestyle.