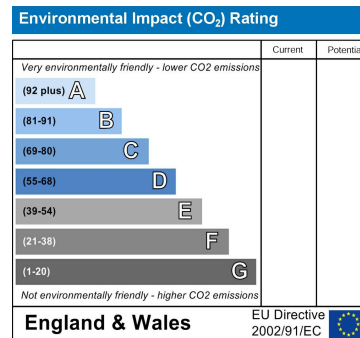
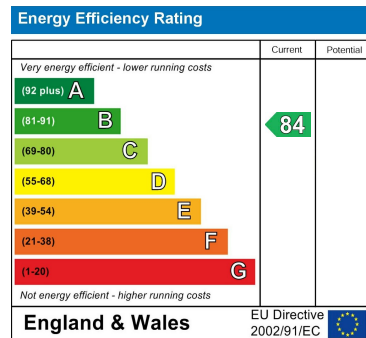
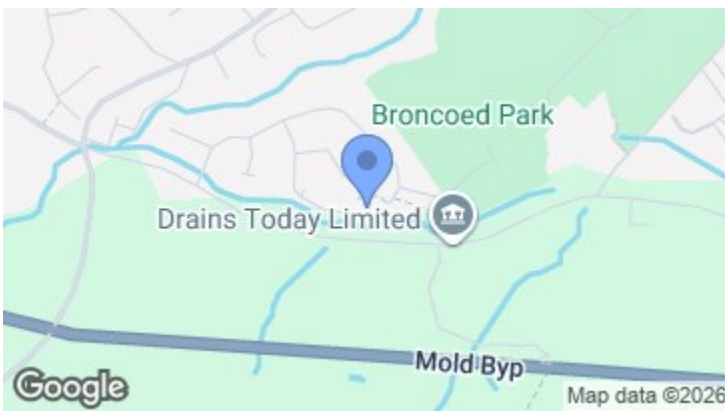
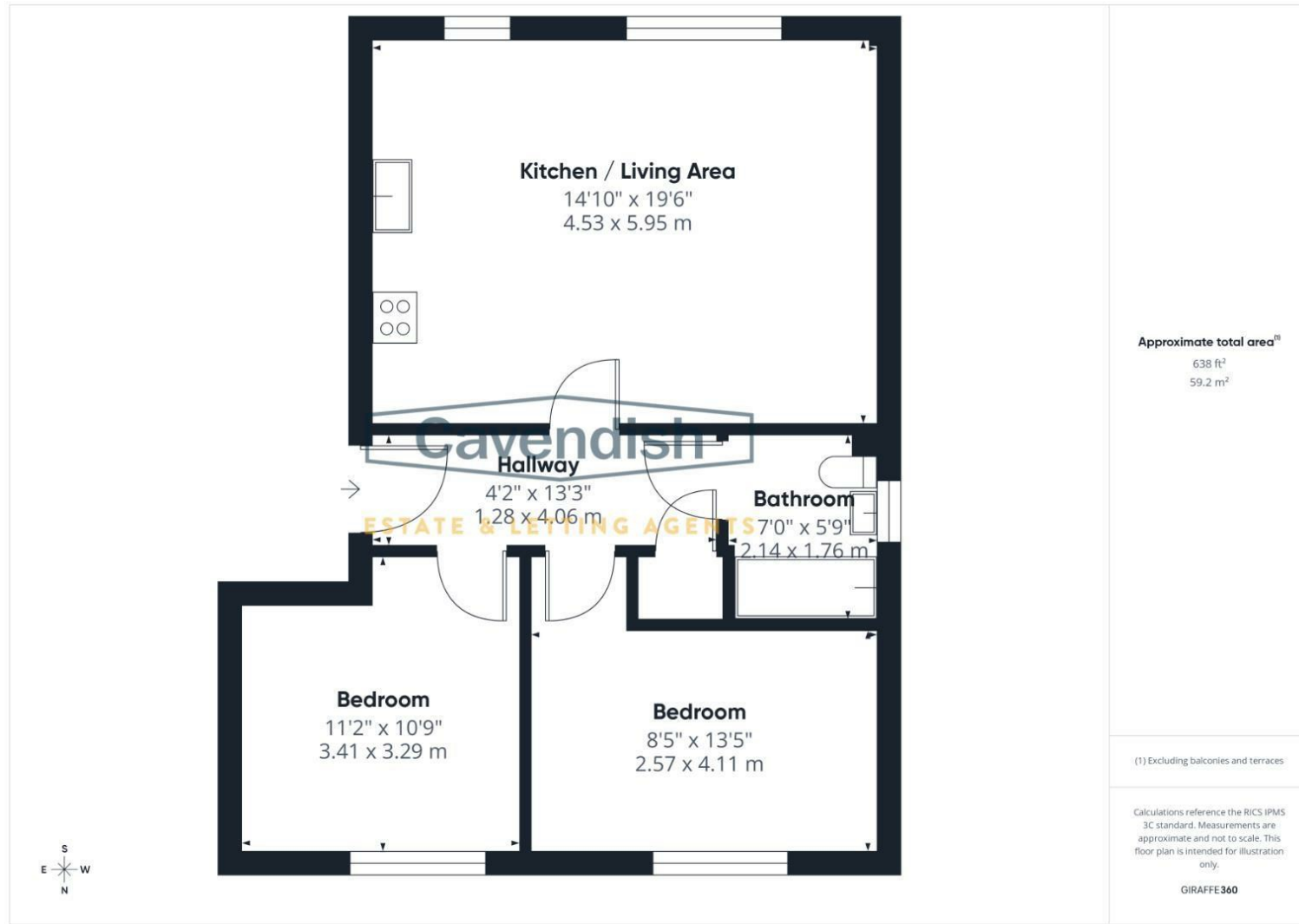


5 Ffordd Trebeirdd, Mold, CH71FJ



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.



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5 Ffordd Trebeirdd
Mold,
CH71FJ

Offers Over
£160,000

Apartment 5, Ffordd Trebeirdd is a beautifully presented two-bedroom first-floor apartment, ideally located in the vibrant market town of Mold.

Offering modern, low-maintenance living, the property features a bright open-plan living space with a Juliet balcony overlooking woodland, a contemporary fitted kitchen with integrated appliances, and two well-proportioned bedrooms. The apartment further benefits from stylish finishes throughout, including fitted shutters, LED lighting, and a secure entry system.

With allocated parking and a convenient position close to local amenities, this property is perfectly suited to first-time buyers, professionals, or investors seeking a high-quality home in a sought-after location.

Location

Located within a well-maintained development in the market town of Mold, Apartment 5, Ffordd Trebbiard offers a stylish and well-appointed two-bedroom first-floor residence, ideal for modern living. Mold is a highly desirable market town known for its excellent range of shops, cafes, restaurants, and local services. The town also offers reputable schools and leisure facilities, making it popular with a wide range of buyers. The property is well positioned for easy access to major road networks, including the A55, providing convenient links to Chester, Wrexham, and the wider North West. Surrounded by beautiful countryside,

External



The apartment benefits from an allocated parking space to the front of the development, along with visitor parking nearby. The communal grounds are well maintained, and the position of the apartment enjoys a pleasant outlook towards a wooded area, enhancing the sense of privacy and tranquillity

Communal Entrance

The property is accessed via a secure intercom entry system leading into a well-kept communal lobby. Stairs rise to the first floor, where the apartment is entered through a contemporary composite-style door into a welcoming private hallway.

Hallway

1.28 x 4.06 (4'2" x 13'3")



The hallway is finished with wood-effect flooring and features a radiator with decorative cover, ceiling lighting, and access to all principal rooms. There is also a useful airing/storage cupboard housing the housing the air recovery system.

Open Plan Kitchen Living area

4.53 x 5.95 (14'10" x 19'6")



A standout feature of the apartment is the bright and spacious open-plan living area, designed for both comfort and entertaining.

Living Area



The living space is carpeted and benefits from two radiators, TV and media points, and a large floor-to-ceiling double-glazed sliding door opening onto a Juliet balcony with plantation shutters,

offering pleasant views over a nearby wooded area and allowing an abundance of natural light to flood the room.



Kitchen



The kitchen is sleek and contemporary, fitted with grey wall and base units, complemented by concrete-effect worktops and marble-effect tiled flooring. Integrated appliances include a gas hob with stainless steel splashback and extractor, electric oven, and a built-in fridge freezer. A stainless steel sink with drainer, under-cabinet lighting, inset LED spotlights, and ample power points (including USB sockets) complete this modern and functional space. The Ideal gas boiler is also neatly housed within the kitchen.



Juliet Balcony



Bedroom 1

3.41 x 3.29 (11'2" x 10'9")



A well-proportioned double bedroom, finished with carpeted flooring, radiator, and a window overlooking the rear of the property. Stylish fitted shutters add a touch of elegance and privacy.



Bedroom 2

2.57 x 4.11 (8'5" x 13'5")



A second bedroom, ideal as a guest room, home office, or dressing room, also featuring fitted shutters, radiator, and ceiling lighting.



Bathroom

2.14 x 1.76 (7'0" x 5'9")



The bathroom is modern and well-presented, fitted with a white suite comprising a panelled bath with shower over and glass screen, wash basin, and WC. Finished with contemporary tiling, a heated towel rail, LED lighting, and an obscured window for ventilation.

Tenure

The property is subject to a leasehold interest of 994 years

Service Charge

We are advised that the property is subject to a annual service charge of £1,2000

Council Tax

Flintshire County Council - Council Tax Band C.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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.

Award Wining Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

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.