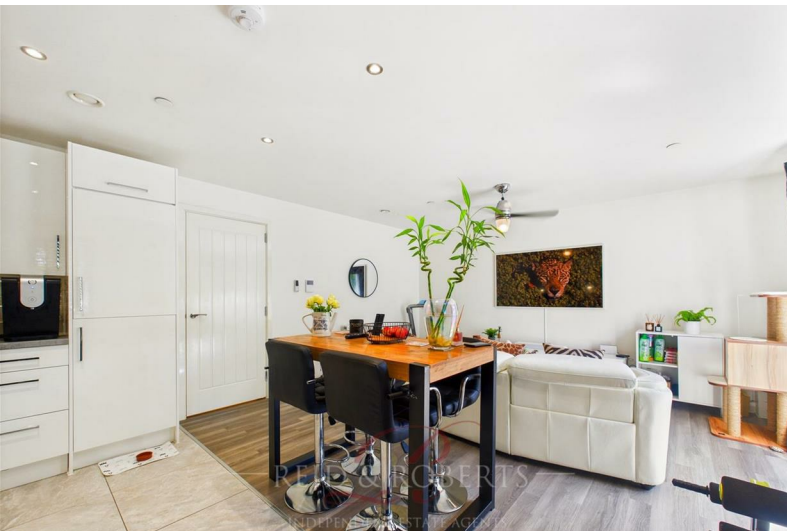




## 21 Ffordd Gwern

Mold, CH7 1FN

£170,000





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## Property Description

Reid & Roberts Estate Agents are delighted to present this immaculately maintained two bedroom apartment, offering contemporary open plan living in a secure and low maintenance setting. Perfectly suited to first time buyers, professionals, or investors, this modern home blends space, style, and practicality in one elegant package.

Situated within a well kept development, the apartment features a bright and sociable open plan kitchen, dining, and living area complete with integrated appliances, sleek high gloss units, and a Juliet balcony with solar blinds, making it ideal for both relaxing and entertaining.

There are two generously sized double bedrooms, each offering excellent natural light and built in mirrored wardrobes. The main bedroom features soft carpeting and a ceiling fan, while bedroom two offers versatile space for guests or a home office. A contemporary fully tiled bathroom includes a panelled bath with shower, vanity unit, and heated towel rail.

Additional highlights include wood effect laminate flooring, a welcoming entrance hallway with loft and storage access, gas central heating, double glazed windows, a secure intercom entry system with CCTV, sprinkler and air purification systems built in throughout, and a designated parking space.

Conveniently located just outside Mold Town Centre the property boasts excellent transport links and access to local amenities and schools. This stunning apartment is offered in true turn key condition. Early viewing is highly recommended to fully appreciate the quality, comfort, and convenience on offer.

## Accommodation Comprises

The property is accessed through a secure communal entrance, leading to a solid wooden front door which opens into a warm and welcoming hallway.

### Entrance Hallway

The entrance hall sets the tone for the rest of the apartment, featuring wood effect laminate flooring that balances style and durability. Other features include a single panel radiator, and a central ceiling light point. A built in storage cupboard houses the hot water tank and provides ample room for household essentials, while a loft hatch adds to the storage potential.

## Kitchen/Living Room

At the heart of the home is a bright and sociable open plan space that perfectly blends modern design with functionality. The contemporary kitchen features high gloss white wall and base units, contrasting worktops, and tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher, washer dryer, built in electric oven, four ring gas hob, and extractor hood. A stainless steel one and a half bowl sink with mixer tap and drainer is thoughtfully positioned under a UPVC window, while tiled flooring and under unit lighting add a sleek finish.

The living and dining area flows seamlessly from the kitchen, offering ample space for relaxing, entertaining, and dining. The space features wood effect laminate flooring, two single panel radiators, and UPVC double glazed sliding doors leading to a Juliet balcony, perfect for letting in fresh air and sunlight. Modern solar roller blinds ensure privacy without compromising on light. TV and Openreach internet points, a wall mounted thermostat, and a ceiling fan with light complete this comfortable, connected living zone.

### Bedroom One

Positioned at the rear of the apartment, this spacious double bedroom enjoys a quiet outlook and abundant natural light through a large UPVC double glazed window. The room features built in mirrored wardrobes for optimal storage, a single panel radiator, and wood effect laminate flooring for a sleek and cohesive finish. This versatile space is ideal as a principle bedroom or potentially even as the second bedroom or home office, complete with ceiling light and extractor fan for added ventilation.

### Bedroom Two

The generously proportioned bedroom is a peaceful retreat located to the rear of the property. With plush carpeted flooring, a large UPVC double glazed window, and fitted mirrored wardrobes, the room combines comfort with practicality. A ceiling fan with integrated light, extractor fan, and single panel radiator enhance comfort in all seasons. Perfectly suited as a master suite, this bedroom is spacious, tranquil, and beautifully presented.

### Bathroom

The bathroom has been finished to an exceptionally high standard, with a full suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and a low flush WC. Stylishly tiled throughout, the room is both practical and visually appealing. Features include a chrome wall mounted heated towel rail, vanity unit,

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shaver socket, and insert spotlights. A frosted UPVC window allows in natural light while maintaining privacy, and an extractor fan ensures a fresh, ventilated environment.

### Additional Features

Additional features of the property include one designated off road parking space, CCTV and wall mounted entry system with visual camera and intercom, gas central heating with an efficient and boiler with thermostat control and well maintained communal areas. The property is immaculately maintained and ready for immediate occupancy.

### EPC Rating B

### Council Tax Band C

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

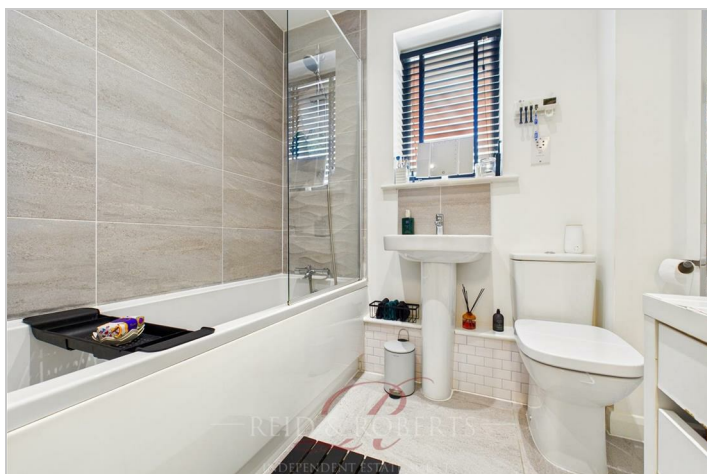
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



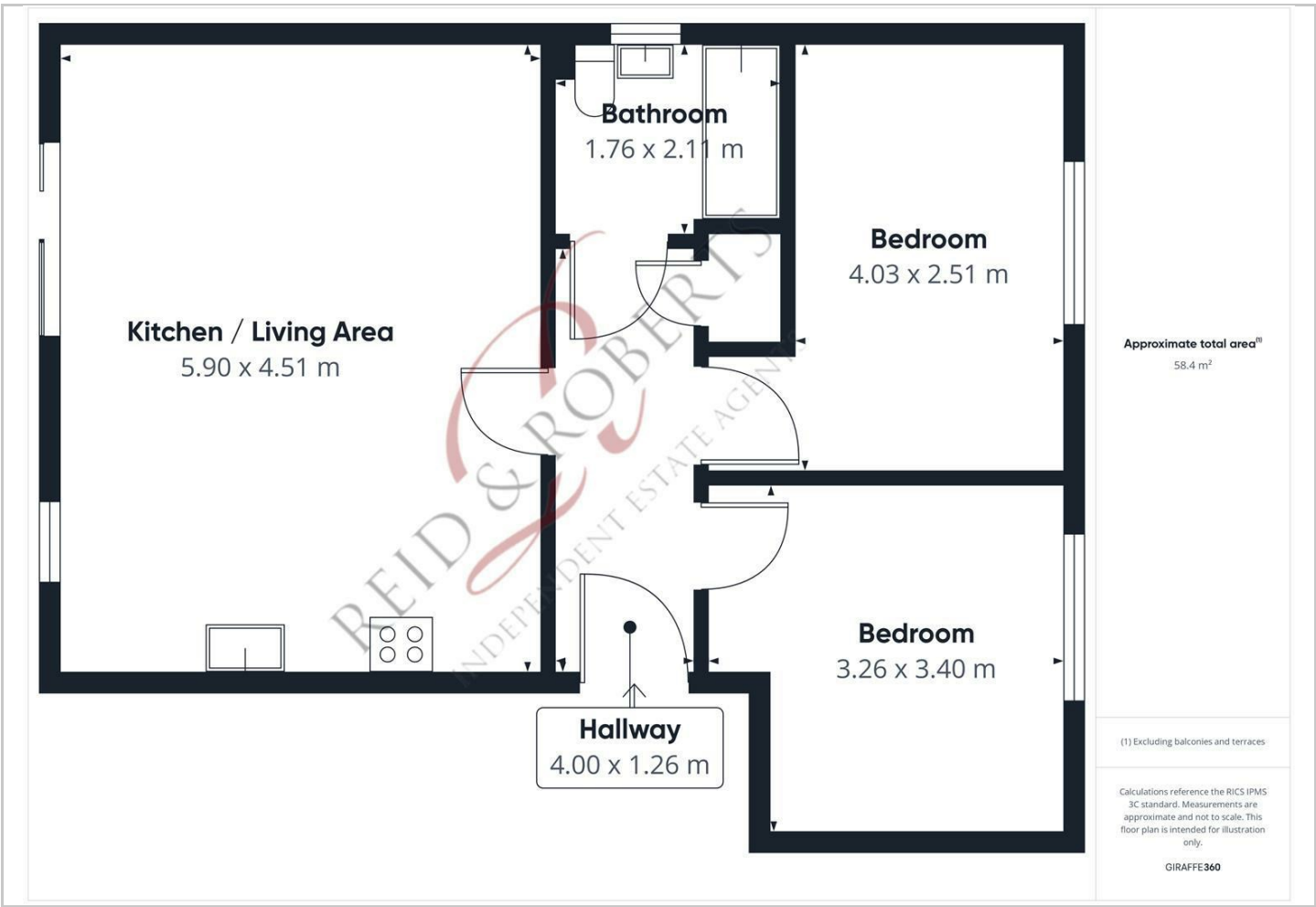
Hybrid Map



Terrain Map



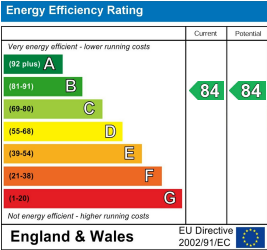
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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