



## 5 Llys Y Graig

Bryn-Y-Baal, Mold, CH7 6SG

£210,000



# 5 Llys Y Graig

Bryn-Y-Baal, Mold, CH7 6SG

£210,000



## Accommodation Comprises

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

## Reception Hallway

Step into a warm and welcoming reception hallway that sets the tone for the rest of the apartment. This generous space includes wall lighting, recessed spotlights, a panel radiator, and a large storage cupboard housing the hot water tank, perfect for coats, shoes, and general storage.

## Lounge

This stunning lounge is truly the heart of the home. A fantastic size with a stylish, contemporary feel, the space features an electric fire with granite effect hearth, wooden mantel, coved ceiling, and a striking ceiling light. The real showstopper is the UPVC double patio doors that open directly onto the private rear garden making it perfect for indoor outdoor living and entertaining.

## Kitchen & Dining Area

The modern kitchen is both stylish and practical, offering a fantastic range of dark oak style wall, base and drawer units, complemented by sleek tiled flooring and matching splashbacks. Appliances include an integrated fridge/freezer, eye level oven and grill, microwave, dishwasher, washing machine, and a five ring gas hob. There's also space for a dining table, making this an ideal kitchen/diner for entertaining. A UPVC window with side opener provides views out to the garden and beyond, and the combi boiler is neatly housed within a cupboard.

## Main Bedroom

A generous principal suite featuring fitted wardrobes, integrated chest of drawers, and a UPVC window to the side elevation. A panel radiator and central ceiling light complete the space.

## En-Suite

Three piece comprises: one and a half meter width mains powered shower, low flush W.C and wash basin. Tiled flooring, spotlights, and extractor fan, perfect for modern living.

## Bedroom Two

Another spacious double bedroom with fitted wardrobes (including mirrored doors), shelving, and hanging rails. There's a large side window for natural light, plus a central ceiling light, radiator, and TV point, ideal as a guest bedroom, office or dressing room.

## Garden

The garden is a truly exceptional feature of this property, a private, outdoor space that offers the rare luxury of complete seclusion and ownership. Beautifully maintained and mainly laid to lawn, it provides an ideal setting for everything from outdoor dining and entertaining to peaceful moments of relaxation. Unlike typical apartment living, this garden is not communal, it is entirely your own, creating a real sense of space and freedom. With uninterrupted views stretching across open countryside and grazing fields, it delivers a stunning rural outlook that changes with the seasons. Whether you're looking for a quiet retreat or a place to entertain in style, this garden offers the perfect blend of privacy, beauty and practicality.

You will also find an allocated parking space in the car park which is fully secured with electric gates, there are car parking spaces available to purchase through the management company.

## Maintenance Fees

Current maintenance fee is £115 per month to include: gardening in the communal areas, window cleaning, insurance, cleaning and up keep of communal areas including hallways and part of this amount goes into a communal pot for emergency replacements.

## Council Tax Band - E

## EPC to be confirmed.

## Tenure

Leasehold - The property is understood to be held on a 999 year lease dating from 2006, subject to a ground rent of £316.00 per annum.

## Location

The suburb of Bryn Y Baal is located between New Brighton and Mynydd Isa and is within close proximity to a good range of amenities to include a range of local convenience shops and schools for all ages. The historic market town of Mold is nearby offers an extended range of amenities to include: twice weekly street market, shops, restaurants, public houses, sports and leisure facilities and further Welsh and English Medium schools. The A55 is also within easy reach making the main towns and centres. Perfectly positioned for commuters, the property offers excellent access to Cheshire Oaks, Chester, North Wales, and key transport routes, making it an ideal choice for professionals and families alike.

## 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.

Tel: 01352 700070

### 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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Money Laundering

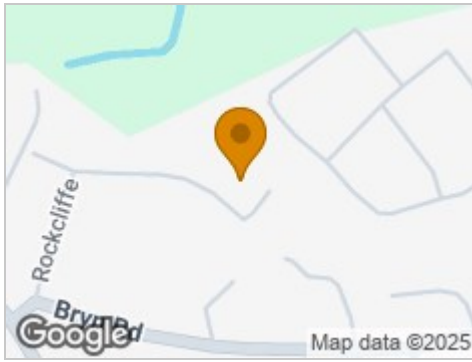
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



## Road Map



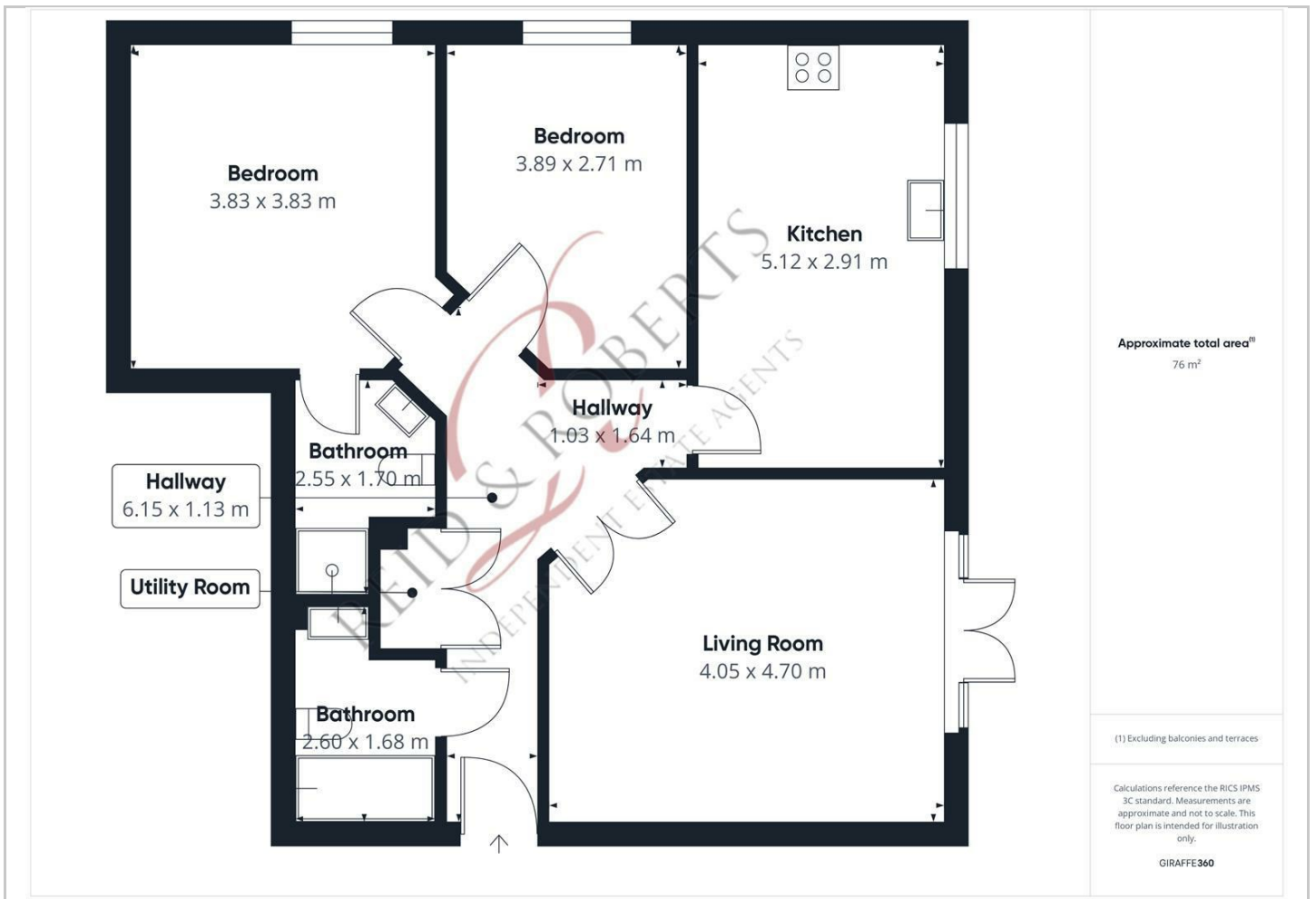
## Hybrid Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.