

The Links, Gwernafield, Mold, CH7 5DZ
£250,000 MS11320



DESCRIPTION: Situated in a popular village backing on to Mold Golf course with views towards Moel Fammau is this detached bungalow which briefly comprises:- entrance hall, lounge, fitted kitchen, former garage is now a utility room, study and also provides workshop space, conservatory, two bedrooms and modern wet room. Double glazing and air source heating. Solar panels to the roof. Driveway and neatly tended gardens to the front and rear. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Leave Mold Town Centre on High Street and continue until bearing left into Pwll Glas, at the junction turn left for Gwernaffield for approximately 2 miles into the village until turning left into The links, keep left and the property will be seen on the left hand



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



HEATING: Air source heating with radiators.

LOCATION: In a popular village with panoramic views to the rear.

ENTRANCE HALL: Double glazed front door, radiator and loft access.

LOUNGE: 15' 9" x 11' 2" (4.8m x 3.4m) Radiator and double glazed window. tiled fireplace.



KITCHEN: 10' 4" x 8' 3" (3.15m x 2.51m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Tiling to the splash back areas.



CONSERVATORY: 21' 2" x 7' (6.45m x 2.13m) Radiator, double glazed windows and doors.
Door to-



UTILITY ROOM: 8' 3" x 5' 6" (2.51m x 1.68m) Plumbing for an automatic washing machine.
Tiled floor. Door to the front. Door to-

STUDY: 8' 2" x 8' (2.49m x 2.44m) Double glazed window. Also separate workshop space.



BEDROOM 1: 12' 5" x 8' 9" (3.78m x 2.67m) Radiator and double glazed window. Fitted storage.



BEDROOM 2: 10' 5" x 9' (3.18m x 2.74m) Radiator and double glazed window.



WET ROOM Radiator, double glazed window, w.c., wash hand basin and floor shower. vanity storage. Complimentary modern tiling.



OUTSIDE: Paved drive and paths with established plants and shrubs. Circular lawn with colour stone edging. Circular lawn with colour stone edging. former garage is now separated between a utility room, a study and a separate workshop, It can then be returned to a garage if required



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey