



## Abermorddu Farm, Cymau Lane

Cefn Y Bedd,  
Wrexham, Flintshire LL12 9DH

Price  
£385,000

A substantial 4 bedroom detached farmhouse with self contained cottage and useful range of outbuildings, standing within large private gardens extending to approximately 0.54 acre. Occupying a convenient position close to the centre of this popular village, in between Mold and Wrexham. Providing a very versatile home of character with four reception rooms, beamed ceilings and feature fireplaces. The adjoining 1 bedroom cottage requires refurbishment and provides ideal accommodation for a relative or possibly let to generate additional income. The accommodation with gas fired central heating system and UPVC double glazed windows to part comprises; hall, lounge with inglenook fireplace, sitting room, open plan kitchen/dining room, utility room, shower room/WC, day lounge, study, master bedroom with traditional bathroom suite, second bedroom with en-suite, two further bedrooms and shower room. Ample parking, stone/slatted outbuilding with potential for conversion subject to planning consent and private gardens with courtyard, pond, greenhouse and brick garage.

# Abermorddu Farm, Cymau Lane, Cefn Y Bedd, Wrexham, Flintshire, LL12 9DH

## LOCATION

The property occupies a convenient position a short distance off the A541 Mold to Wrexham Road, on the periphery of this popular village, opposite the local primary school. Both Mold and Wrexham provide a comprehensive facilities to catering for most daily needs, supermarkets and schools for all ages, whilst Caergwrle has a general store, post office and Inns. The noted secondary school Castell Alun, is located in the nearby village of Hope. Chester is some 9 miles, Wrexham 5 miles and Mold 6 miles.

## THE ACCOMMODATION COMPRISES

Solid wood front door with glazed panel above to:

### ENTRANCE HALL

Small single glazed window, quarry tile floor and wide staircase to the first floor.

### LOUNGE

4.27m x 5.05m max into fireplace (14' x 16'7 max into fireplace)

UPVC double glazed window to the front, and part diamond leaded single glazed window to the rear. Wide inglenook style fireplace with exposed beam, brick inset, slate hearth and open grate with copper canopy, open beamed ceiling, radiator, wall light points and internal door to the dining room.



### SITTING ROOM

4.27m x 3.20m (14' x 10'6)

UPVC double glazed window to the front, brick fireplace with open grate, wall light points, under-stairs storage cupboard, telephone point, TV aerial point and radiator. Opening to:



## KITCHEN / DINING ROOM

A spacious open plan room with attractive split level ceramic tiled floor.



### KITCHEN

5.69m max x 3.28m (18'8 max x 10'9")

Fitted with a modern range of shaker style fronted base and wall units with contrasting worktops, inset sink unit with mixer tap and tiled splash-back. Electric range style cooker with cooker hood above, integrated dishwasher and fridge freezer. Recessed lighting, double glazed windows overlooking the courtyard and rear garden and opening to:

### DINING ROOM

4.09m x 3.12m (13'5 x 10'3)

Beamed ceiling, radiator and stable door to:

### LEAN TO

3.63m x 2.51m (11'11 x 8'3)

Double glazed windows overlooking the garden and exterior door and wall mounted gas fired central heating boiler.

### UTILITY ROOM

3.20m x 2.87m (10'6 x 9'5)

Double bowl enamel sink with hot and cold supply, tiled splash-back and marble worktop with brick pillars. Open beamed ceiling, tiled floor, double panelled radiator, fitted cupboard and part glazed wood panelled exterior door to the front elevation with two small single glazed windows to either side.

### SHOWER ROOM

1.55m x 1.42m (5'1 x 4'8)

Fitted with a modern suite comprising low flush WC with concealed cistern and cabinet beneath, and tiled shower recess with electric shower (not in use), tiled floor, double panelled radiator and high level single glazed window.

### DAY LOUNGE

4.11m x 3.20m (13'6 x 10'6)

UPVC double glazed window to the front and matching French doors leading out to the courtyard. Beamed ceiling, laminate wood effect flooring and radiator. Internal door to:



### STUDY

3.30m x 3.23m (10'10 x 10'7)

Single glazed window to the front, open beamed ceiling, oak flooring and double panelled radiator.

### FIRST FLOOR LANDING

A split level landing with UPVC double glazed window to the front elevation and radiator.

### BEDROOM ONE

5.44m into recess x 4.45m reducing to 4.62m (17'10 into recess x 14'7 reducing to 15'2)

A large master bedroom with UPVC double glazed windows to the front and rear aspects, original fireplace with open grate (not in use), fitted cupboard into alcove, wall light points and radiator. Modern 'Victorian' style bathroom suite on a low plinth to one corner of the room with oval shaped bath, pedestal wash basin and low flush WC. Part tiled walls and shaver point.



### ADDITIONAL PHOTO



### BEDROOM TWO

4.14m x 3.15m (13'7 x 10'4)

UPVC double glazed window, original fireplace with open grate (not in use) and radiator. Door to:



#### EN-SUITE BATHROOM

3.73m x 2.21m (12'3 x 7'3)

Fitted with a white suite comprising panelled bath, pedestal wash basin and low flush WC. Two double glazed UPVC double glazed windows.



#### BEDROOM THREE

3.33m x 3.33m (10'11 x 10'11)

UPVC double glazed window to the front, original fireplace with open grate (not in use) and radiator.

#### BEDROOM FOUR

4.11m x 3.23m (13'6 x 10'7)

UPVC double glazed window to the front, vaulted ceiling with exposed beams, wall light points and double panelled radiator.



#### SHOWER ROOM

2.82m x 2.03m overall (9'3 x 6'8 overall)

Comprising shower enclosure with electric shower, pedestal wash basin and low flush WC. Pine panelled, shaver point, radiator and UPVC double glazed window.

#### OUTSIDE

The property is approached by a ranch style gate leading to a long gravel drive which leads up to the property providing ample parking for several vehicles, access to the open fronted garage, outbuildings and the cottage. A small garden area is to the side of the drive with rockery fronted borders with various shrubs and bushes. There is a gate from the drive onto Cymau Road.



#### OPEN FRONTED GARAGE

6.99m x 4.75m (22'11 x 15'7)

Exposed timbers and power and light installed.

#### OUTBUILDING

18.29m x 4.57m approx (60' x 15' approx)

A substantial stone and slated outbuilding, presently divided into a large storeroom with double glazed window, cloakroom / WC and storerooms to the rear and loft over. Providing potential for a conversion, subject to the usual planning consents being obtained.



#### COTTAGE

A one bedroom self contained cottage with accommodation to range over two floors in need of a programme of refurbishment.

Comprising

Porch

Lounge 15' x 9'6"

Kitchen 9'6" x 8'10"

Bedroom 15'11" x 9'6"

Bathroom



#### DETACHED GARAGE

A large brick built garage with double outer door and large attached greenhouse built on a brick base.

#### SIDE GARDEN

An attractive garden with deep flower beds with stone flagged pathways leading through to the rear garden.

#### REAR GARDEN

A privately enclosed rear lawned garden, divided into two main areas interspersed by established hedging, mature trees and bushes. To the upper left hand corner of the plot is a large garden pond and natural stone patio area.



#### COURTYARD

A private stone courtyard adjoining the rear elevation of the property with high walls and stone paving.



#### DIRECTIONS

From Mold take the A541 Wrexham Road. Follow the road for approximately 5 miles until reaching Caergwrie. Proceed through the village centre towards Wrexham and on reaching the traffic lights at Abermorddu turn right (signposted for Cymau) and then take the first left onto Wyndham Drive, and then immediate right into Abermorddu Farm, Denoted by the Agent's 'For Sale' board.

#### AGENT'S NOTES

Flintshire County Council - Tax Band F

#### VIEWING

By appointment through the Agent's Mold Office on 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW / LKJ - 26.09.2014

Amended LKJ - 29.09.2014



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 Residential.

Energy Performance Certificate

Abermorddu Farm Cymau Lane  
Caergwile  
WREXHAM  
Clwyd  
LL12 9DH

Dwelling type: Detached house  
Date of assessment: 10 July 2008  
Date of certificate: 14 August 2008  
Reference number: 8728-6123-4800-6930-0096  
Total floor area: 235 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
43	38	37	31

Energy Efficiency Rating: 43 (Current), 38 (Potential)  
Environmental Impact Rating (CO<sub>2</sub>): 37 (Current), 31 (Potential)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	427 kWh/m <sup>2</sup> per year	370 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	17 tonnes per year	15 tonnes per year
Lighting	£199 per year	£111 per year
Heating	£2023 per year	£1799 per year
Hot water	£149 per year	£131 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)