



Cilcain Road

Gwernaffield,
Mold, Flintshire CH7 5DJ

Price
£410,000

****SPACIOUS AND WELL APPOINTED VILLAGE HOUSE**** A substantial and beautifully presented four bedroom detached house with larger than average garage located to the centre of this popular village community some 2.5 miles from Mold. Offering particularly spacious and well appointed accommodation having benefitted from an extension and modernisation in recent years to provide excellent family sized accommodation. Presented to a high standard throughout and benefitting from an oil fired central heating system and double glazing. Features include oak flooring with matching interior doors, three reception rooms, study, a well appointed kitchen/breakfast room with range of integrated appliances, utility room with adjoining wc, master bedroom with fitted wardrobes and luxury en suite shower room, three further double sized bedrooms and well appointed bathroom. Outside there is off-road parking for several cars, a substantial detached double garage (28' x 15'1") and private rear garden with stone patio areas. VIEWING HIGHLY RECOMMENDED.



LOCATION

Gwernaffield is a popular rural village standing in the heart of rolling countryside some 2.5 miles from the county town of Mold. There is a primary school, Church and inn within the village, and the Mold Golf Club at Pantymwyn and Loggerheads Country Park are both nearby. Mold is only a few minutes drive away and has a comprehensive range of shops, two secondary schools and leisure facilities, and is the area is ideally placed for easy access to the larger centres of employment at Chester, Wrexham and Deeside.

THE ACCOMMODATION COMPRISES:

UPVC double glazed panelled door with matching side screen to:

SPACIOUS RECEPTION HALL

White spindled staircase to the first floor with deep storage cupboard beneath, tiled floor, electricity meter cupboard, radiator and oak interior doors to all rooms.

LOUNGE

6.10m x 3.33m (20'0" x 10'11")

A spacious room with double glazed bay window to the front, further double glazed window to the side elevation, feature brick fireplace and hearth, beam and multi-fuel stove; coved ceiling, two wall light points, tv aerial point and radiator.



STUDY

3.40m x 2.77m overall (11'2" x 9'1" overall)

Oak flooring, radiator, coved ceiling, two brick display recesses, shelved alcove and opening through to the adjoining dining room. Twin full length internal doors to the sitting room.





SITTING ROOM

3.28m x 3.20m (10'9" x 10'6")

Double glazed bay window to the front, continuation of the oak flooring, coved ceiling, tv aerial point and radiator.



DINING ROOM

4.37m x 2.13m (14'4" x 7'0")

UPVC double glazed french doors to the garden, two high level double glazed windows to the side elevation, continuation of the oak flooring and contemporary style radiator. Opening to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

4.72m x 3.20m (15'6" x 10'6")

Well fitted with a comprehensive range of light cream fronted base and wall units with contrasting mottled effect work tops incorporating breakfast bar and white enamelled sink unit with preparation bowl and traditional style mixer tap. Tiled splashback, glazed display

cabinets and range of integrated appliances comprising touch control ceramic hob, electric double oven, cooker hood, microwave oven, dishwasher and fridge. Attractive tiled floor, radiator, recessed lighting and two double glazed windows. Door to the rear porch/utility.



REAR PORCH/UTILITY

3.56m (max) x 2.08m (11'8" (max) x 6'10")

Matching range of cupboards and work tops to the kitchen, with inset circular sink, tiled splashback and void and plumbing for washing machine and space for fridge and freezer. Tiled floor, double glazed window, Firebird oil fired central heating boiler and UPVC double glazed exterior door to the garden.



CLOAKROOM/WC

1.50m x 0.84m (4'11" x 2'9")

Fully tiled walls and floor, radiator, low flush wc, corner pedestal wash basin, recessed lighting and extractor fan.

FIRST FLOOR LANDING

Double glazed window to the front, loft access, large linen cupboard with slatted shelving and attractive oak interior doors to all rooms.

BEDROOM ONE

4.83m x 3.28m (15'10" x 10'9")

Double glazed window to the front and side elevations, modern range of fitted wardrobes with matching chest of drawers and cabinets. Shaped ceiling, radiator and large walk-in wardrobe with fitted shelving, hanging rails and light.



EN SUITE

2.26m x 1.19m (7'5" x 3'11")

Well appointed with a modern white suite comprising large tiled shower enclosure with sliding screen and electric shower, pedestal wash basin with mixer tap and low flush wc. Fully tiled walls, tiled floor, chrome towel radiator, extractor fan, recessed lighting and double glazed window.



BEDROOM TWO

4.01m x 3.23m (13'2" x 10'7")

Double glazed windows to the side and rear elevations overlooking the garden, coved ceiling, laminate wood effect flooring, tv aerial point and radiator.



BEDROOM THREE

3.20m x 3.30m (max) (10'6" x 10'10" (max))

Double glazed window to the front, laminate wood effect flooring and radiator.



FAMILY BATHROOM

2.72m x 2.16m (8'11" x 7'1")

Well appointed with a quality four piece suite comprising a corner shaped spa bath with traditional style mixer shower/tap, large shower cubicle with sliding screen and mains shower valve, vanity wash basin unit with oak cabinet beneath and wc with concealed cistern. Attractive fully tiled walls, tiled floor, chrome towel radiator, additional radiator, recessed lighting, extractor fan and double glazed window.



BEDROOM FOUR

3.25m (max) x 2.74m (10'8" (max) x 9'0")

A double sized room with double glazed window to the rear, range of fitted wardrobe units, laminate wood effect flooring and radiator.





OUTSIDE

To the front is a wide tarmac drive providing parking for several cars and access to the detached double garage. Stone steps and pathway lead to the front door.

FRONT GARDEN

Front lawned garden with established holly tree. Outside lights. Matching pathways to either side of the property lead through to the rear garden.

REAR GARDEN

To the rear is a good sized and very private lawned garden with continuation of the natural stone paths and patio areas, together with a lower stone patio area and purpose built brick barbeque. Outside light and tap.



OPTIONAL BEACH HUT

A large timber beach hut is available by separate negotiation.



GARAGE

8.53m x 4.60m (28'0" x 15'1")

A substantial garage of block construction, up and over door, double glazed windows, power and light installed and personal door to the rear. Attached store with twin outer doors, and which houses the oil tank.

COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed to the top of the High Street and bear left onto Pwllglas. On reaching the junction with the Gwernaffield road bear left and follow the road out of the town and up the hill and into Gwernaffield village. Proceed through the village centre whereupon the property will be found on the right hand side after a short distance directly opposite the entrance into The Links.

VIEWING

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

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

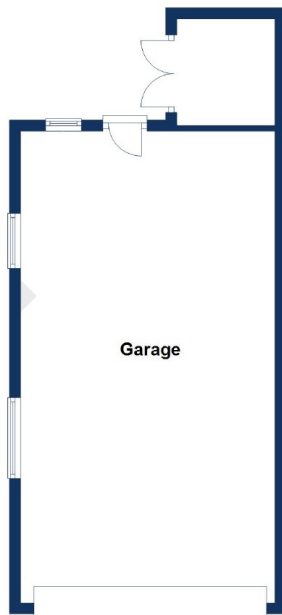
DCW/JF



Ground Floor



Garage



First Floor



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.

