



Hafod Road

Gwernaffield,
Mold, Flintshire CH7 5ES

Price
£335,000

A highly appointed three bedroom detached bungalow recently remodelled in part and refurbished to provide a very attractive home, standing in a slightly elevated setting with large landscaped gardens, ample parking, a large detached purpose built double garage and private south-westerly facing gardens to the rear with sheltered patio and a large raised decked area. To the front it enjoys far reaching views over nearby farmland. It affords: out-built entrance porch, spacious 21' x 15' lounge with feature fireplace, inner hall, large kitchen/dining room with westerly aspect over the rear garden, master bedroom with french doors to the patio, fitted wardrobes and a luxury en suite shower room, two further double bedrooms, large bathroom and utility room. Double glazing and oil central heating. ****INSPECTION 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 nearby, Church and Mold Golf Club being approximately 0.75 miles distant.



THE ACCOMMODATION COMPRISES:

Wood grain effect UPVC double glazed door with decorative central pane leading to:

OUT-BUILT ENCLOSED PORCH

2.26m x 1.80m (7'5" x 5'11")

With further double glazed window to the front and ceiling downlighters. Oak panelled door leading to:

LOUNGE

6.40m x 4.57m (21'0" x 15'0")

A very spacious and adaptable room with two double glazed windows to the front elevation with views across the garden towards rolling countryside and the village of Gwernaffield. Feature Adam style fireplace in a limestone effect finish with turned columns and a polished granite hearth and insert. Wall light points, tv point and two panelled radiators. Panelled door to the inner hall.



INNER HALL

Leading to:

KITCHEN/DINING ROOM

6.71m x 2.44m (22'0" x 8'0")

Designed to take full advantage of the delightful aspect over the south facing rear garden enjoying a high degree of natural light together with french doors leading to the patio. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with a light lemon toned finish to door and drawer fronts and contrasting solid oak working surfaces to include a white glazed sink with drainer and mixer tap, inset four-ring Belling electric hob with concealed convector hood and light over, integrated double oven, Neff dishwasher, fridge and freezer. Attractive tiled splashbacks, stone effect ceramic tiled flooring, coved ceiling and panelled radiator.



BEDROOM ONE

5.79m max reducing to 4.72m x 2.90m (19'0" max reducing to 15'6" x 9'6")

Also to the rear of the bungalow and affording a high degree of natural light, it has two double glazed windows and double glazed french doors opening to the patio. Range of out-built wardrobes comprising two double and one single door robe providing a combination of hanging rails and shelving. Ceiling downlighters and panelled radiator.



LUXURY EN SUITE SHOWER ROOM

2.49m x 1.83m (8'2" x 6'0")

Recently refurbished to a high quality with a full width floor level white tray with glazed screen and a high output monsoon style power shower, pedestal wash basin and wc. Fully tiled walls and floor to a contrasting stone effect finish. Ceiling downlighters, double glazed window and a large chrome towel radiator.



BEDROOM TWO

3.53m x 3.05m (11'7" x 10'0")

Double glazed window to the front and panelled radiator.



INNER HALL

Located off the lounge leading to:

BEDROOM THREE

3.58m x 3.05m (11'9" x 10'0")

A large double bedroom with double glazed window to the front elevation and panelled radiator.



BATHROOM

2.74m x 1.70m (9'0" x 5'7")

Modern white suite comprising panelled bath with bi-fold glazed screen and high output shower with monsoon style head, vanity unit with large bowl and fitted cabinet incorporating the wc and cistern. Ceiling downlighters, extractor fan, double glazed window, wood grain effect flooring and a combination towel radiator.



UTILITY ROOM

1.65m x 1.52m (5'5" x 5'0")

Firebird oil fired combination boiler providing heating and hot water, fitted shelf with void and plumbing for washing machine, space for tumble dryer, access to roof void and tiled flooring.

OUTSIDE

The property stands within large gardens. Approached over a wide golden gravel drive providing ample space for parking four cars and access to the garage.



DETACHED DOUBLE GARAGE

5.49m x 5.36m (18'0" x 17'7")

With electrically operated roller shutter door to the front, electric power installed and a useful storage area in the space above.



Beyond, the parking is edged in a substantial brick faced wall with wide steps leading up to the front elevation of the house and providing access to either side. There is a shaped lawn together with established and well stocked flower and shrub borders.

REAR GARDEN

The rear garden is a particular feature of the bungalow; there is a wide flagged patio which extends across the majority of the rear elevation, a substantial brick faced wall with steps leading up to a wide and raised lawned garden and beyond there are further steps leading to a newly installed and large raised patio area. The rear enjoys a predominantly open south westerly aspect.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter Ruthin Road. On reaching the roundabout on the outskirts of the town take the second exit onto the A494 Ruthin Road. Follow the road up the hill through Gwernymynydd and thereafter continue towards Cadole and take the right turning just before the centre of the hamlet signposted Gwernaffield. Follow the road for about one mile and on reaching the minor crossroads in the dip in the road, turn right onto Hafod Road and the bungalow will be found after a short distance on the right hand side.

VIEWING

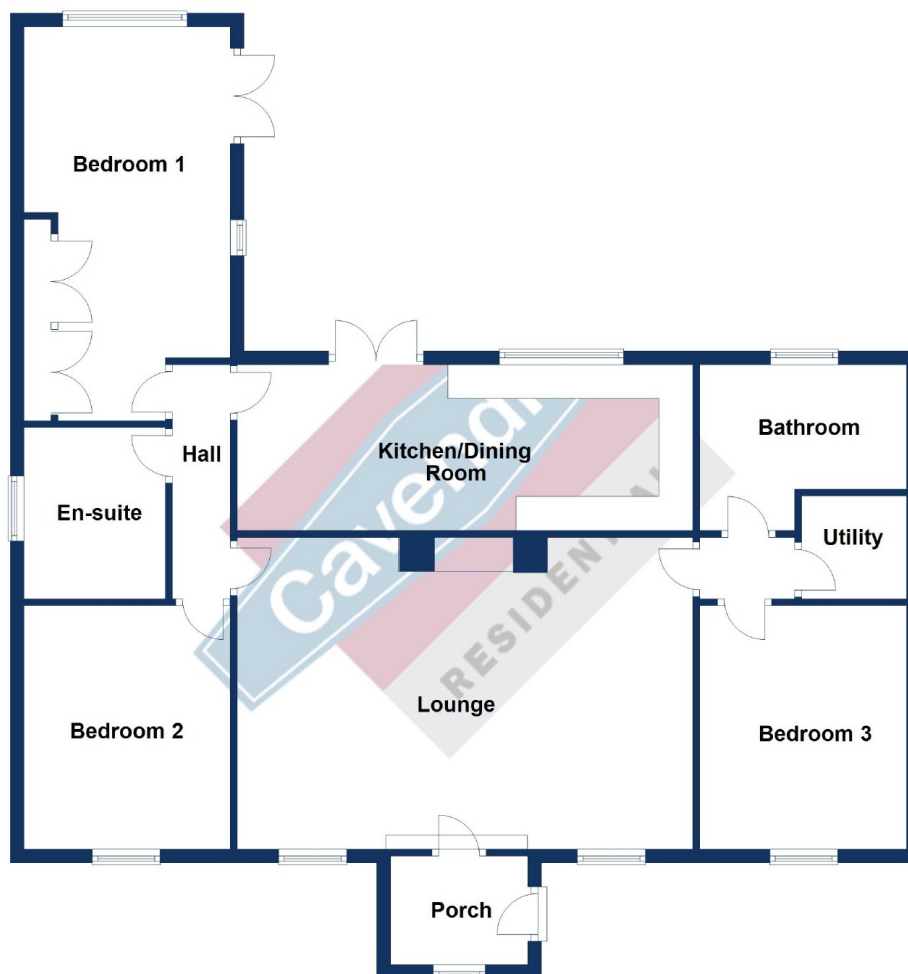
By appointment through the Agent's Mold Office 01352 751515.

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

HME/JF



Ground 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

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