

Cavendish

RESIDENTIAL

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High Park

Gwernaffield,
Mold, Flintshire CH7 5EE

Price
£215,000

BEAUTIFUL VIEWS ACROSS OPEN COUNTRYSIDE A three/four bedroom link-detached bungalow occupying an enviable position on the edge of this popular village development with stunning views across surrounding countryside. Bordering onto fields to the rear and providing deceptively spacious three bedroom accommodation with converted garage, providing optional study/fourth bedroom. To the rear is a conservatory taking full advantage of the setting and views. The property benefits from an oil fired central heating system and double glazing and provides scope for a programme of some updating to personal requirements. In brief comprising: spacious reception hall, large lounge with multi-fuel stove, kitchen, conservatory, study/optional bedroom, cloakroom/wc, three good sized bedrooms and bathroom. Wide brick paved drive to the front providing off-road parking for several cars and landscaped rear garden with decked and paved areas taking full advantage of the views.

www.cavendishresidential.com



LOCATION

The property occupies an attractive position on the periphery of this small established with splendid views in a southerly direction across the surrounding countryside and distant hillside. Gwernaffield itself is located some two and a half miles from Mold and has a popular local primary school, inn and church. The Mold Golf Club at Pantymwyn is nearby, whilst Mold provides a comprehensive range of shopping facilities catering for most daily needs, secondary schools and leisure facilities. Also nearby is the popular Loggerheads Country Park.

THE ACCOMMODATION

UPVC double glazed front door with matching side panel to:

SPACIOUS RECEPTION HALL

Karndean herringbone style wood effect flooring, traditional style radiator and loft access. Pine panelled interior doors.



LOUNGE

5.13m x 3.61m (16'10" x 11'10")

Wide double glazed window, freestanding multi fuel stove upon a tiled hearth, laminate flooring, Tv aerial point and radiator.

KITCHEN

3.71m x 3.61m (12'2" x 11'10")

Range of oak fronted base and wall units with stone effect worktops with inset stainless steel sink unit with mixer tap and tiled splashback. Void for electric cooker, fitted cooker hood, plumbing for dishwasher and washing machine. Recess housing a Firebird oil fired central heating boiler, tile effect laminate flooring and double glazed window with superb views over surrounding countryside. UPVC double glazed door leads through to the conservatory.



CONSERVATORY

3.68m x 2.39m (12'1" x 7'10")

Built on a low plinth with UPVC double glazed windows, double glazed side door with steps leading down to the garden and matching sliding patio door leading out onto the decked patio. Pitched double glazed roof, tiled floor, wall light point and electric panel heater.



CLOAKROOM/WC

Fitted with a modern suite comprising pedestal wash basin and low flush wc. Tile effect laminate flooring, recessed lighting and extractor fan.

STUDY/OPTIONAL BEDROOM

3.18m x 2.46m (10'5" x 8'1")

Double glazed window to the front, recessed lighting, laminate flooring and cupboard housing the electricity meters.

BEDROOM ONE

3.76m x 3.18m (12'4" x 10'5")

Double glazed window to the rear with views of the surrounding countryside, laminate wood effect flooring and double panelled radiator.



BEDROOM TWO

3.33m x 3.61m max (10'11" x 11'10" max)

Double glazed window to the side elevation, laminate wood effect flooring, radiator and fitted wardrobe unit to one wall with sliding door fronts.

BEDROOM THREE

3.20m x 3.02m (10'6" x 9'11")

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



BATHROOM

2.01m x 1.96m (6'7" x 6'5")

Fitted with a white suite comprising spa bath with mixer tap and electric shower and screen over, wash hand basin and low flush wc. Tiled walls and floor, double glazed window and cupboard housing the hot water

cylinder tank.



OUTSIDE

The property is approached via a wide gated entrance leading to a large brick paved drive, which extends across the whole of the front of the property, providing parking for several vehicles. Established conifer hedging to the roadside with loose chip slate border and gated access to the side of the bungalow. Outside tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold Office continue up the High Street passing through the traffic lights, thereafter turn left onto Pwll Glas. Continue to the T junction and turn left onto the Gwernaffield Road. Follow this road to Gwernaffield and on reaching the cross roads turn left signposted Cadole, thereafter take the first turning left into High Park. Bear right at the junction and follow to road around whereupon the property will be found 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.

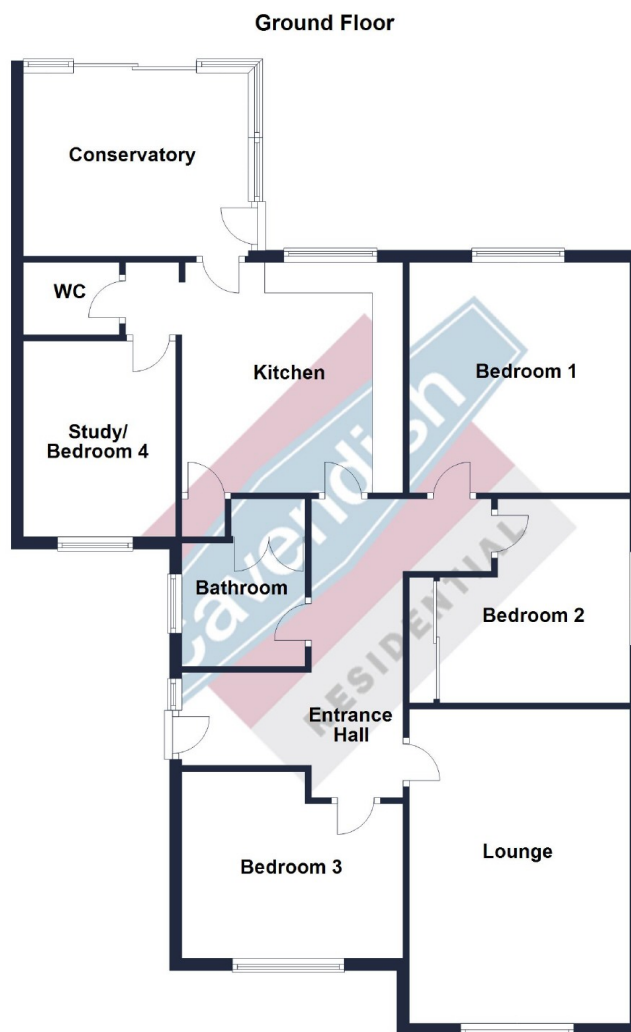
DCW/JF



REAR GARDEN

Landscaped rear garden, which borders onto farmland to the rear, which includes a raised timber decked patio area with balustrade, taking full advantage of the setting and views. To the lower section is a mainly paved area with timber garden shed, outside tap, security light and access to a sub-floor storage area beneath the bungalow.





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.

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