williamslettings







Gelligynan Lodge Llandegla Road, Llanarmon-Yn-Ial, Mold, Flintshire, CH7

£1,750 PCM



Llandegla Road, Mold 3 Bedrooms - Bungalow - Detached

Immaculately presented Detached Three Bedroomed Bungalow situated in the much sought after village of Llanarmon-Yn-Ial, a place of outstanding natural beauty nestling between the Market towns of Mold and Ruthin. In brief the luxurious accommodation comprises: Reception Hall, 30ft Kitchen/ Dining Room with integrated appliances, Living Room, Snug, Utility Room, Inner Hallway with loft access, Principal Suite with En-Suite, and walk in wardrobe, Two further Bedrooms and a Family Bathroom. The property also benefits from a detached double garage. Additional grazing land can be made available at an extra cost. Council Tax Band G EPC - 59 D.

Entrance Hallway

Tiled flooring, traditional style radiator Door off to:

Utility room

Tiled flooring,base unit with inset one and half bowl sink with mixer tap and complementary worktops. Fitted cupboards, double glazed window to the rear. Loft hatch, radiator, hanging space

W.C

Timber door, wall hung sink wit h tiled splash back., low level w.c,

Window to the front elevation, tiled flooring

Bedroom One

16'6" x 14'2"

With engineered solid oak flooring, door leading to the rear garden with floor to ceiling glazed windows, Two windows to the front, trad radiators x2

Inset spotlights

Walk in Wardrobe

Fitted with a range of cupboards with hanging space and shelving and radiator, inset spotlights

En-suite

Luxurious suite fitted with a walk in shower cubicle with waterfall shower and tiled walls and glass panel.

Chrome towel rail

Vanity sink with storage and mixer tap, window to the side elevation.

Low level w.c

Tiled flooring with underfloor heating.

Extractor

Inset spot

Kitchen/Dining Room

30'5" x 13'10"

Being the heart of the home and fitted with a bespoke kitchen.

A high quality range of wall and base units

Electric double oven

Belfast sink with taps

Window to the front elevation

Granite worktops

Stanley range oven

Inset spotlight

Chimney hood

Integrated ff

Electric hob

Dishwasher

Dining room-

2 wall lights

Loft hatch

Travertine flooring

Living Room

18'9" x 13'6"

Solid oak engineered flooring

Double timber doors leading from the dining area Double doors to the rear, floor to ceiling windows

2 traditional style rads

Log burner sat upon a granite hearth with slate back. 4 wall lights

Inner Hallway

Loft Access

Window to the front elevation Traditional style radiator Doors off to

Inset spotlights

Family Bathroom

9'2" x 8'2"

Luxurious bathroom with tiled floor and partially tiled walls

Claw foot bath

Ladder style radiator

Walk in shower cubicle with waterfall shower

Under floor heating

Low level we

Wall hung sink,

Extractor

Bedroom Three

8'3" x 10'5"

Radiator, window to the front,

Snuc

12'4" x 10'5"

Fitted with bespoke Tegla fitted units and shelving,

With two windows, panelled walls

Stable door

Radiator

Adams style timber fireplace with tiled hearth and log

burner

Door leading to

Bedroom Two

13'9" x 12'2"

With window to the side elevation,

Cast iron fireplace

Radiator

Inset spotlights.

Outside

Entrance via a 5 bar timber gate, gravelled drive, lawned garden access to a double garage with timber garage doors and storage area.

To the rear- lawned and patio area with a variety of mature shrubs and trees with views over farmland.

Directions







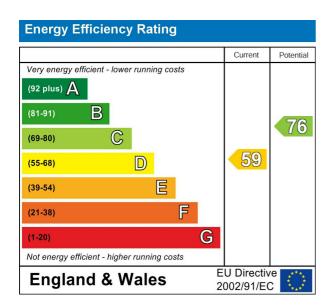














Call us on 01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.