

10 Llwyn Bedw, Gwernaffield, Mold, Flintshire, CH7 5GA

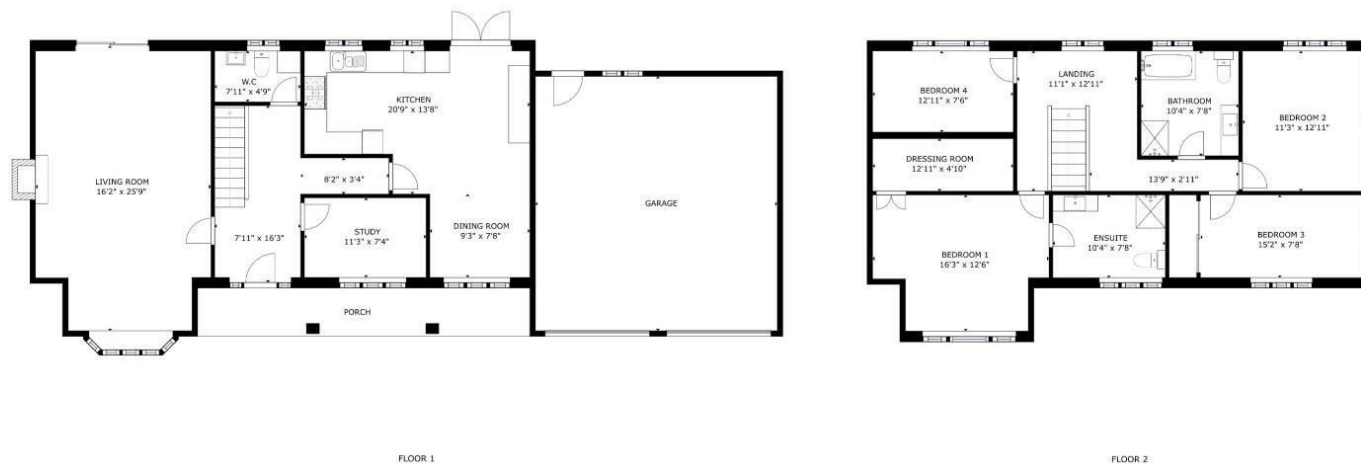
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



GROSS INTERNAL AREA
FLOOR 1: 1052 sq ft, FLOOR 2: 1040 sq ft
EXCLUDED AREAS: GARAGE: 522 sq ft, PORCH: 121 sq ft
TOTAL: 2092 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		64	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

10 Llwyn Bedw
Gwernaffield, Mold, Flintshire
CH7 5GA

Price
£365,000

A SPACIOUS FOUR BEDROOMED MODERN DETACHED FAMILY HOUSE WITH LARGE ATTACHED DOUBLE GARAGE, forming part of a small established cul-de-sac to the centre of Gwernaffield Village, approximately two miles from Mold. Designed to a spacious plan, ideal for modern family living, having benefitted from internal reconfiguration and updating. To the rear is a good sized and private garden bordering onto farmland. The accommodation with oil fired central heating and double glazing in brief comprises: open front entrance porch, reception hall, cloakroom/WC, study, spacious living room with multi-fuel stove, a large open plan kitchen/dining room with modern range of units, first floor landing, a spacious principal bedroom with large dressing room and luxury ensuite shower room, three further good size bedrooms (two with fitted wardrobes) and well appointed family bathroom with four piece suite. Block paved driveway for 3 cars, attached double garage (18'11" x 23'2") and rear garden with patio.



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LOCATION



Llwyn Bedw is a small established cul-de-sac situated off a minor lane close to the centre of Gwernaffield village. There is a children's park close by and the Loggerheads Country Park is within a mile with numerous country walks and bridleways. The nearby market town of Mold provides a comprehensive range of shopping facilities catering for most daily needs, several popular restaurants, high street banks, leisure facilities and post office. The town is also has good access onto the A494 providing excellent links throughout the region.

THE ACCOMMODATION COMPRISES

Wide covered front entrance with two supporting brick pillars, outside light point, quarry tiled floor and modern woodgrain-effect double glazed panelled door to Reception Hall.

RECEPTION HALL



White spindle staircase to the first floor, matching white

panelled interior doors and radiator.

CLOAKROOM/WC



Comprising pedestal wash basin with mixer tap and low flush WC. Part tiled walls with matching tiled floor, freestanding oil fired central heating boiler, extractor fan and double glazed window with frosted glass.

STUDY



Double glazed window to the front, TV and telephone points and radiator.



the town for approximately two miles until reaching Gwernaffield village. Turn right at the crossroads to the centre of the village next to the Church onto Rhydymwyn Road whereupon Llwyn Bedw will be found after a short distance on the right hand side.

AGENTS NOTES

The property has been subject to settlement and an engineers report which including a period of monitoring (dated 21st July 2022 and 7th February 2023) concluding that the settlement is not on going and ceased. A copy of the report is available from the Agent's Mold office.

TENURE

COUNCIL TAX

Flintshire County Council - Tax Band G

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

DW/SC



DIRECTIONS

From the Agent's Mold Office proceed up the High Street and through the traffic lights, bearing left at the top of the road onto Pwll Glas. Follow the road to the junction and bear left onto the Gwernaffield road. Follow this road out of

FAMILY BATHROOM



A large well appointed family bathroom with four piece suite comprising; tile panelled bath, corner shower cubicle with mains shower valve, vanity wash basin with gloss cream cupboards and drawers beneath and low flush WC with concealed cistern. Attractive fully tiled walls with matching floor, large fitted mirror, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.



OUTSIDE



To the front is a wide block paved drive providing parking for 3 cars as well as access to the attached double garage.

FRONT GARDEN

Open plan lawned front garden with gated pathway to side of house leading through to the rear garden.

DOUBLE GARAGE

5.77m x 7.06m deep (18'11" x 23'2" deep)

A substantial double garage with twin up and over doors to the front, double glazed window, uPVC double glazed exterior door to the garden and power and light installed.

REAR GARDEN



To the rear is a generous sized lawn garden with patio areas and stone outcrop and walling to the rear. Outside lights, tap, paved patio area and oil tank located to the side of the house.

LIVING ROOM



A spacious dual aspect room with double glazed bay window to the front and double glazed patio door to the rear overlooking the garden. Marble style fireplace and hearth with inset multi-fuel stove, ceiling lighting, TV and telephone points, two panelled radiators and newly fitted carpet.



KITCHEN/DINING ROOM



A large L-shaped room combining kitchen and dining areas

with double glazed windows to the front and rear aspects and French doors providing access to the garden. The kitchen is fitted with a modern range of gloss white base units with contrasting mottled-effect work surfaces with inset sink unit with preparation bowl and mixer tap. Tiled splashback and range of integrated appliances comprising stainless steel 5-gas burner hob with cooker hood above, electric single oven beneath and dishwasher. Void and plumbing for washing machine, tiled floor to the kitchen area, recessed ceiling lighting, radiator and TV aerial point.





screen, vanity wash basin with gloss cream cupboards and drawers beneath and low flush WC. Large chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

BEDROOM 2



Double glazed window to the rear and radiator and fitted double wardrobe unit.



BEDROOM 3



Double glazed window to the front, fitted mirror fronted wardrobe unit and radiator.



BEDROOM 4



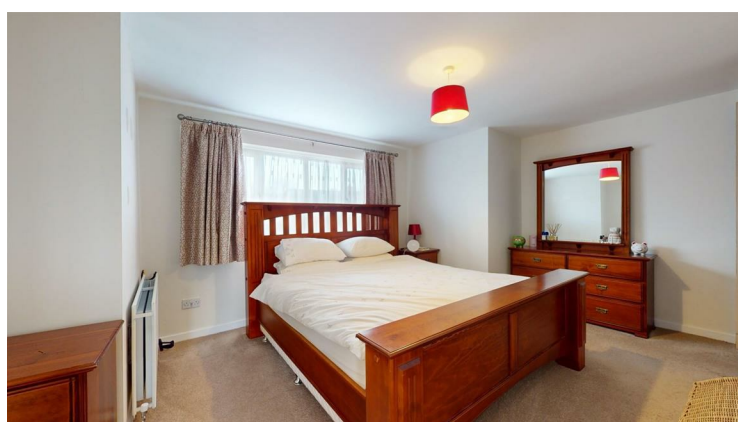
Double glazed window to the rear, fitted wardrobe and radiator.

FIRST FLOOR LANDING



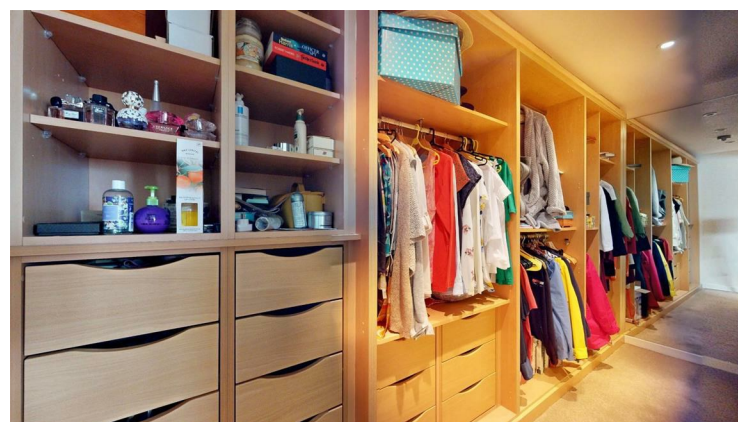
Double glazed window to the rear with views over the surrounding fields, radiator, loft access and white panelled interior doors to all rooms.

BEDROOM 1



Principal bedroom with double glazed window to the front, panelled radiator, panelled door to a large walk-in dressing room.

DRESSING ROOM



Fitted with an extensive range of open fronted wardrobes with hanging rails, shelving and drawers. Fitted floor to ceiling mirror and recessed lighting.

ENSUITE SHOWER ROOM



A well appointed and spacious ensuite shower room with attractive fully tiled walls with matching floor. Comprising; corner shower cubicle with mains shower valve and folding