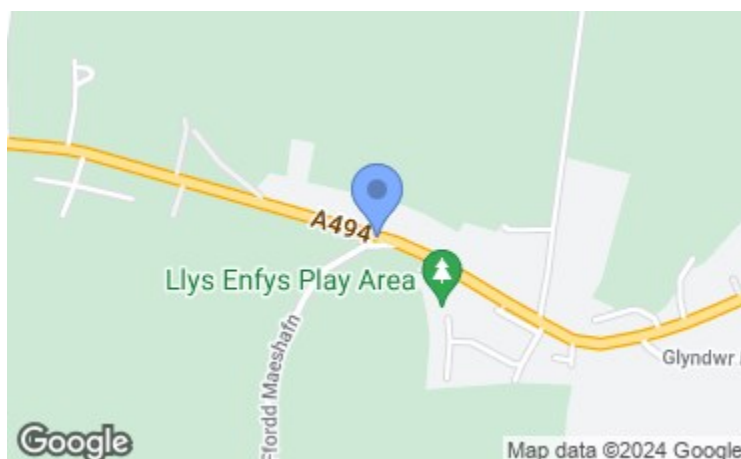




GROSS INTERNAL AREA
FLOOR 1: 1313 sq ft, FLOOR 2: 1121 sq ft
EXCLUDED AREAS: PORCH: 32 sq ft, BALCONY: 206 sq ft
TOTAL: 2434 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating | |
|---|-----------|
| Very energy efficient - lower running costs | Potential |
| (92 plus) A | 73 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Potential |
| (92 plus) A | 73 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | |



Ty Bryn Ruthin Road
Gwernymynydd, Mold, Flintshire
CH7 5LQ

Price
£525,000

AN IMPOSING FOUR BEDROOM DETACHED FAMILY HOUSE WITH THREE LARGE RECEPTION ROOMS, BALCONY, GARAGE AND MATURE GARDENS BORDERING A WOODED HILLSIDE. Standing in an attractive setting to the upper part of Gwernymynydd village, near to the noted Loggerheads Country Park, approximately 1.5 miles from Mold. This imposing 1950's house has been greatly extended to provide a spacious and well appointed family home of considerable character, in brief comprising: spacious reception hall with herringbone wood block floor, cloakroom/WC, living room, dining room, both with open fireplaces, a large open plan kitchen breakfast room, utility room, sitting room with access to the garden and a ground floor shower room/WC. First floor landing, bedroom one with balcony overlooking the garden and en suite shower room, three further double size bedrooms and bathroom with traditional style four piece suite. Outside there is ample parking/turning, a single garage and private garden areas to the rear. Oil fired central heating and replacement leaded effect double glazed windows throughout. INSPECTION HIGHLY RECOMMENDED.

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.



LOCATION



This attractive property is set back from the Ruthin Road and borders onto woodland to the rear. The popular Loggerheads Country Park, a designated Area of Outstanding Natural Beauty, with walks along the river is close by, whilst Gwernymynydd has a popular primary school and regular bus services to Mold. The area is ideally placed for ease of access to the larger centres at Chester, approximately 12 miles, Wrexham and Deeside; and both Liverpool and Manchester airports are usually within an hours drive.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Part glazed wooden panelled front door to spacious reception hall.

RECEPTION HALL

6.68m x 1.88m extending to 2.84m (21'11" x 6'2" extending to 9'4")



An elegant reception hall with a turned staircase to the first floor with storage cupboard beneath, herringbone wood block floor, coved ceiling, radiator with cover and glazed panelled interior doors lead to the ground floor principal rooms.

CLOAKROOM/WC

1.80m x 1.55m (5'11" x 5'1")



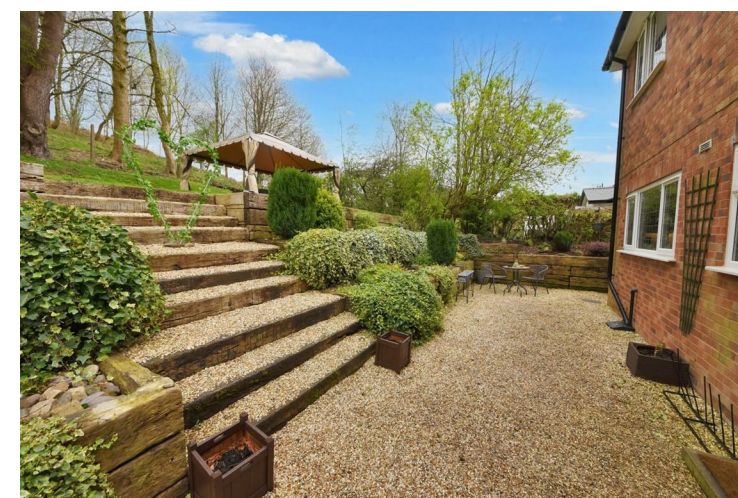
Fitted with a traditional suite comprising pedestal wash basin and low flush WC. Half tiled walls, tiled floor, double glazed window with frosted glass, radiator and deep built in cloaks storage cupboards with locker type cupboards above.

LIVING ROOM

5.44m x 3.91m reducing to 3.61m (17'10" x 12'10" reducing to 11'10")



A splendid room with double glazed leaded effect window to the front with matching further window to the side gable and French doors. Feature fireplace with open fire grate, continuation of the herringbone wood block floor, wall light points, TV aerial point and two panelled radiators.



for Ruthin. Proceed to the top of Gwernymynydd hill whereupon the property will be found a short distance thereafter set back on the right hand side directly opposite the turning for Maeshafn.

TENURE

Understood to be Freehold

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/PMW

DIRECTIONS

From the Agent's Mold Office, proceed along New Street and thereafter onto Ruthin Road. Follow the road to the roundabout on the outskirts of the town and take the second exit signposted

BEDROOM FOUR

3.33m x 2.87m (10'11" x 9'5")



Double glazed window to the side elevation, radiator and French doors providing access onto the balcony.

FAMILY BATHROOM

3.12m x 2.74m (10'3" x 9')



A large well appointed bathroom fitted with a traditional modern suite comprising freestanding oval shaped bath with exposed claw feet and mixer shower tap, corner shower cubicle with overhead shower, pedestal wash basin and low flush WC. Half tiled walls, split level Travertine/oak floor, towel radiator, recessed ceiling lighting, loft access, radiator and double glazed window with frosted glass.

OUTSIDE

The property is set back off the Ruthin Road and is approached over a long tarmac driveway which extends across the front elevation of the property providing ample parking as well as access to the garage located to the side of the house.

FRONT GARDEN



Mature front lawned garden area with established trees, bushes and shrubs providing a natural screen to the roadside.

GARAGE

A brick built single garage with twin outer doors, side door, power and light installed.

REAR GARDEN



To the rear is a good sized garden which borders onto an established area of woodland, which forms the start of the area of Outstanding Natural Beauty. Gravelled areas extend to the lower part of the garden with raised borders and central steps leading up to a level lawned upper garden. Various established shrubs and trees, timber garden shed and outside security light. Oil tank and LPG bottles located to the right hand gable of the house.

KITCHEN BREAKFAST ROOM

7.16m x 3.15m overall (23'6" x 10'4" overall)



A spacious open plan room with double glazed windows to the side and rear elevations with views over the garden and adjoining woodland. The kitchen is fitted with an attractive range of cherry style fronted base and wall units with stainless steel handles, black gloss finish worktops with circular sink unit with drainer and mixer tap. Tiled splashback and under cupboard lighting. Void for range style cooker (LPG) with fitted cooker hood, space for fridge/freezer, tiled floor throughout, recessed ceiling lighting, coved ceiling and built in pantry cupboard with shelving and light.



DINING ROOM

4.24m x 3.94m reducing to 3.61m (13'11" x 12'11" reducing to 11'10")



Double glazed window to the front with views over the garden, coved ceiling, pine fireplace surround with Victorian style tiled insert, raised hearth and open fire grate, herringbone wood block floor and radiator with cover.



UTILITY

3.96m x 1.45m plus recess (13' x 4'9" plus recess)



Fitted with a range of base and wall units with worktops and inset sink unit with tiled splashback. Plumbing for washing machine, oil fired central heating boiler, tiled floor and uPVC double glazed exterior door to the garden.

SITTING ROOM

4.88m x 3.58m overall (16' x 11'9" overall)



A versatile room forming part of the extension with full length leaded effect double glazed windows and matching French doors providing access to the garden. Coved ceiling, laminate wood effect flooring, TV aerial point and radiator.

SHOWER ROOM

2.62m x 0.89m (8'7" x 2'11")

Comprising tiled shower enclosure with electric shower, wash hand basin with cabinet beneath and low flush WC. Half tiled walls, tiled floor, extractor fan and double glazed window with frosted glass.

FIRST FLOOR LANDING



Split level landing with white painted balustrade, coved ceiling, recessed ceiling lighting and sun pipe providing natural lighting. White panelled interior doors lead to all rooms.

BEDROOM ONE

5.94m x 3.94m reducing to 3.05m (19'6" x 12'11" reducing to 10')



A spacious principal bedroom forming part of the extension with double glazed windows overlooking the rear garden and pleasing views over the surrounding hillside. Matching French doors provide access onto the balcony. Coved ceiling with recessed lighting, TV aerial point and two panelled radiators.



EN SUITE

3.18m x 1.57m (10'5" x 5'2")



Fitted with a traditional white suite comprising large tiled shower enclosure with mains shower valve with folding screen, vanity wash basin with cabinet and drawers beneath and low flush WC. Part tiled walls, laminate flooring, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

BALCONY



BEDROOM TWO

5.44m x 3.63m (17'10" x 11'11")



A large double size room with double glazed windows to the front elevation with views across to Moel Famau, range of fitted wardrobe units with matching bedside cabinets and high level cupboards. TV aerial point and radiator.



BEDROOM THREE

4.24m x 3.63m (13'11" x 11'11")



A double size room with double glazed window to the front, vanity wash basin with cupboard beneath and radiator.