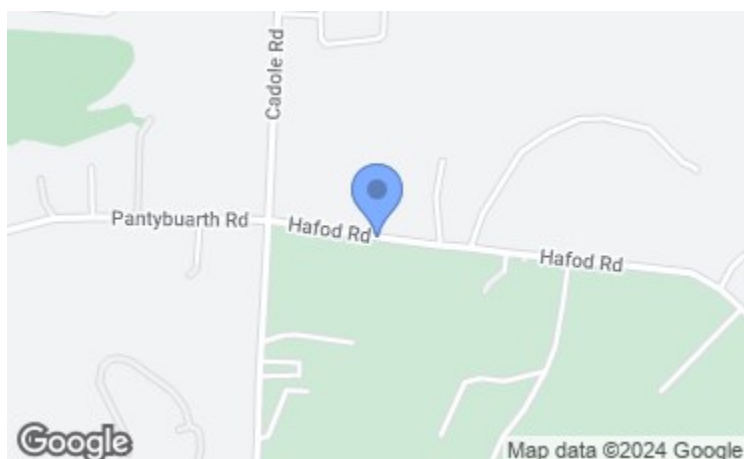




GROSS INTERNAL AREA
FLOOR 1: 1369 sq ft, FLOOR 2: 120 sq ft
EXCLUDED AREAS: REAR HEADROOM: 33 sq ft
TOTAL: 1429 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
	78
52	

Environmental Impact (CO ₂) Rating	
Current	Potential

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Comely Bank Hafod Road

Gwernaffield, Mold, Flintshire
CH7 5ES

Price

£420,000

An exceptional three bedroom detached dormer bungalow standing in beautiful gardens, approximately 0.38 acre, in a semi rural setting with fine views over the surrounding countryside. Located along a minor country lane, near to the noted Loggerheads County Park, some two miles from Mold. This superb property has been greatly extended and is appointed to a high standard throughout and benefits from double glazing and oil fired central heating with a recently updated boiler. Affording deceptively spacious accommodation in brief comprising: entrance hall, extended lounge, a splendid 23ft bespoke oak painted kitchen with Aga range cooker and granite worktops, impressive conservatory, utility room, two ground floor double bedrooms, luxury bathroom and shower room; and further double bedroom to the first floor. Driveway providing parking for several cars, extensive patio and large meticulously maintained garden with kitchen garden, greenhouse and summer house taking full advantage of the setting and far reaching views. **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



The property occupies an attractive position along this noted minor road, noted for its individual homes and views over the surrounding countryside. There is a primary school and Inn in the local village of Gwernaffield, whilst the Mold Golf Club and the popular Loggerheads Country Park, a designated Area of Outstanding Natural Beauty with its numerous country walks, are both close by. The local market town of Mold is within a few minutes drive with its busy High Street offering a comprehensive range of shops for most daily needs. The town also has a popular twice weekly market, several popular restaurants and cafes, as well as schools for all ages and leisure facilities. The city of Chester is some 12 miles and the area is readily accessible for the M53 and M56 motorways.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed panelled door to reception hall.

RECEPTION HALL



Coved ceiling, radiator and white panelled interior doors to bedrooms one and two, shower room. Glazed inner door to living room.

LIVING ROOM



Wide double glazed bay window to the front with feature stained/leaded upper glass sections and fine views over the surrounding countryside, Victorian style fireplace with decorative tiled insert, polished granite hearth and open fire grate. Coved ceiling, four wall light points, radiator and white spindled staircase to the first floor with storage cupboard beneath.



INNER HALL

Double glazed window to the side gable, tiled floor and coved ceiling.

thereafter Ruthin Road. On reaching the roundabout take the second exit onto the A494 towards Ruthin. On entering Gwernymynydd continue past the 'pelican' crossing and after a further 150 yards turn right onto Hafod Road. Follow the road past the hotel and continue for approximately 0.5 mile whereupon the property will be found set back on the left hand side, approximately 75 yards before the minor crossroads for Cadole and Gwernaffield.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

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.

DCW/PMW

which enjoys a southerly aspect and a high degree of privacy. Stone faced retaining walls/borders and steps leading up to the lawned garden beyond. Outside light, double power point, tap and fuel/log stores.



REAR GARDEN



A particular feature are the extensive and very well maintained lawned gardens to the rear which slope gently upwards with splendid views, particularly from the upper part, over the surrounding rooftops across to the open countryside. The garden includes several mature fruit trees, a productive kitchen garden, two greenhouses, a timber garden shed and a further block built store facility to the top right hand corner.

SUMMER HOUSE



A modern timber cabin/summer house with raised brick paved terrace to the front with power connected. Solar exterior lighting.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and

KITCHEN BREAKFAST ROOM

7.21m x 3.10m (23'8" x 10'2")



A superb open plan room fitted with an attractive range of bespoke base and wall units with light cream solid oak door fronts and contrasting granite work surfaces with breakfast bar. Glazed display cabinets and open shelving, tiled splashback and inset stainless steel sink unit with preparation bowl and adjustable mixer tap. Aga oil fired range with hot plate and twin ovens beneath, concealed extractor hood and space for American style fridge/freezer. Wine rack, tiled floor, coved ceiling with recessed lighting, wood panelling to part, plinth heater, double glazed window overlooking the garden. UPVC double glazed twin doors lead through to the utility room and adjoining conservatory. Cupboard housing a newly installed Navien oil fired boiler.



CONSERVATORY

4.67m x 4.39m (15'4" x 14'5")



A superb room built on a low base with UPVC double glazed windows and matching French doors to the adjoining patio. Pitched double glazed 'self cleaning' roof, tiled floor with under floor heating, power points, TV aerial point and contemporary style radiator.



UTILITY ROOM

3.56m x 2.49m (11'8" x 8'2")



Fitted with a modern range of cream fronted units with light grey composite worktops with matching upstands. Integrated electric single oven. Decorative tiled floor, double glazed bay window overlooking the rear garden, recessed ceiling lighting and UPVC double glazed stable door to the patio.

BATHROOM

2.06m x 1.91m (6'9" x 6'3")



A well appointed bathroom with a modern white suite and fully tiled walls comprising; panelled bath with electric shower and screen, feature circular wash basin upon a granite worktop with shelving beneath and corner low flush WC, Feature tiling, chrome towel radiator, tiled floor, recessed ceiling lighting, extractor fan and high level glass block window.

BEDROOM ONE

3.51m x 3.28m (11'6" x 10'9")



Double glazed bay window to the front with views over the surrounding countryside, coved ceiling and radiator.

BEDROOM TWO

3.30m x 3.02m overall (10'10" x 9'11" overall)



Internal double glazed window and further high level double glazed window to the side gable with frosted glass. Fitted wardrobe unit with mirrored sliding door fronts, reclaimed woodblock floor and radiator.

SHOWER ROOM

1.91m x 1.78m (6'3" x 5'10")



A well appointed fully tiled shower room with fitted cabinet comprising corner shower cubicle with mains shower valve with twin headset, semi recessed wash basin with gloss white cupboard and drawers beneath and large mirror with shelving and lighting above, WC with concealed cistern. Modern chrome towel radiator, tiled floor, recessed ceiling lighting and internal double glazed window.

FIRST FLOOR

BEDROOM THREE

4.75m x 3.33m (15'7" x 10'11")



A double size room with double glazed dormer window to the front with views, laminate wood effect flooring, corner fitted cupboard/wardrobe unit, wall light point and radiator.



OUTSIDE



The property is approached via a six bar timber ranch style gate leading to a wide loose slate chipped driveway providing off road parking for several cars with additional parking to the side of the property. Lawned garden areas extend to either side of the drive and steps lead up to the front door. External double power point.

PATIO



To the rear of the property is an extensive natural stone patio