



GROSS INTERNAL AREA
FLOOR 1 485 sq.ft. FLOOR 2 455 sq.ft.
TOTAL : 940 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-91) 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



41 Tan Yr Hafod
Gwernaffield, Mold, Flintshire,
CH7 5DS

Price
£190,000

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 Estate Agents Ltd.

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE with front and rear gardens, occupying an attractive position to the centre of this popular village community some 2 miles from Mold. Offering ideal accommodation for either a first time buyer or young family with the benefit of an oil fired central heating system and double glazing whilst affording scope for further modernisation to individual requirements. To the rear is an enclosed garden with greenhouse and store. The property provides well proportioned rooms and in brief comprises; reception hall, spacious living room (measuring 18' x 13'2"), kitchen/diner with adjoining pantry and cloakroom/WC, first floor landing, three good size bedrooms and bathroom. No onward chain.



LOCATION

Gwernaffield is a popular rural village standing in the heart of rolling countryside some two and half miles from the county town of Mold. There is a primary school, Inn and church in the village, and the Mold Golf Club is also nearby.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Recessed front entrance with wall light point and front door to entrance hall.

ENTRANCE HALL

Staircase to the first floor, radiator and laminate wood effect flooring.

LIVING ROOM

5.49m x 4.01m (18' x 13'2")



A spacious room with double glazed square bay window to the front, wooden fireplace surround with tiled insert and open fire grate, fitted cabinets and shelving into alcoves to either side of

chimney breast, laminate wood effect flooring, TV aerial point and two radiators.

**KITCHEN**

4.80m x 3.66m max overall (15'9" x 12' max overall)



Fitted with a range of oak fronted base and wall units with light tone worktops with inset sink unit and tiled splashback. Integrated appliances comprising touch control ceramic hob and electric oven. Void and plumbing for washing machine, laminate tile effect flooring, radiator, deep understairs storage cupboard, double glazed windows to three aspects and exterior door to the garden.

**PANTRY**

Housing the Worcester oil fired central heating boiler. Internal door to cloakroom/WC.

CLOAKROOM/WC

Comprising low flush WC and wash hand basin. Double glazed window.

FIRST FLOOR LANDING

Double glazed window to the rear, loft access, radiator and built in linen cupboard.

BEDROOM ONE

4.67m x 2.87m (15'4" x 9'5")



Two double glazed windows to the front, built in wardrobe and radiator.

**BEDROOM TWO**

4.01m x 2.59m (13'2" x 8'6")



Double glazed window to the front and radiator.

BEDROOM THREE

3.05m x 2.08m (10' x 6'10")



Double glazed window to the rear and radiator.

BATHROOM

1.93m x 1.80m (6'4" x 5'11")



Fitted with a three piece suite comprising steel panelled bath, wash basin and low flush WC. Part tiled walls, double glazed window and radiator.

OUTSIDE

The property is approached over a wide concrete pathway with double gates which leads to the front door with well maintained lawned gardens to either side with well stocked shrubbery borders and low walling to the frontage. A gated pathway to the side of the house leads through to the rear garden.

REAR GARDEN

To the rear is an enclosed lawned garden with timber garden store (in need of repair), greenhouse, outside security light and tap.

DIRECTIONS

From the Agent's Mold office proceed to the top of the High Street and bear left onto Pwll Glas. Continue to the junction and bear left onto the Gwernaffield Road. Follow this road for approximately 2.5 miles until reaching Gwernaffield. Continue through the crossroads, whereupon the property will be found on the left hand side, denoted by the Agent's 'for sale' board.

COUNCIL TAX

Flintshire County Council - Tax Band C

TENURE

Understood to be Freehold

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

DW/PMW