



GROSS INTERNAL AREA  
FLOOR 1 667 sq.ft. FLOOR 2 664 sq.ft.  
TOTAL : 1,330 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

  

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

**13 Heol Y Wern**  
Gwernymynydd, Mold, Flintshire  
CH7 4AH

**Price**  
**£315,000**

A GREATLY EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE with two reception rooms, parking for three cars and good sized enclosed garden. Standing in an attractive position to the centre of this popular village community some 1.5 miles from Mold. The property has benefited from a substantial two storey extension to provide a spacious family home with modern fittings and a recently updated (2023) gas fired central heating system and solar PV panels, designed to reduce running costs. In brief comprising reception hall, living room, sitting room/study, large open plan kitchen/dining/family room extending the full width of the property with French doors to the garden, utility room with cloakroom/WC, bedroom one with en suite bathroom, three further bedrooms (two double size) and well appointed family bathroom with four piece suite. Rear garden, not directly overlooked, with patio, decking and children's play house.

**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.



## LOCATION

Gwernymynydd is a popular village community standing off the A494(T) Ruthin Road, some 2 miles from the county town of Mold. The town of Mold provides a wide range of facilities catering for most daily requirements and is served with a regular bus service. There is a primary school, a village hall and inn in the village. The popular Loggerheads Country Park is also close by in the neighbouring village of Cadole.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Modern wood grain effect double glazed composite door to reception hall.

### RECEPTION HALL

3.40m x 1.80m (11'2" x 5'11")



White spindle staircase to the first floor with storage cupboard beneath, oak flooring, radiator with cover and white panelled interior doors.

## LIVING ROOM

4.04m x 3.53m (13'3" x 11'7")



Double glazed window to the front, modern feature fireplace with black granite insert and hearth and coal effect gas fire with brushed stainless steel surround, oak flooring, TV aerial point and double panelled radiator.



## DIRECTIONS

From the Agents' Mold office proceed along New Street and thereafter onto Ruthin Road. Follow the road until reaching the roundabout on the outskirts of the town and then take the second exit signposted for Ruthin. Follow the road up the hill and into Gwernymynydd village and take the first right handed turning into Heol Y Wern whereupon the property will be found on the right hand side.

## COUNCIL TAX

Flintshire County Council - Tax Band D

## 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



**REAR GARDEN**



**SITTING ROOM**

3.43m x 2.59m (11'3" x 8'6")



**OUTSIDE**



To the rear is a good size, fully enclosed lawned garden which is not directly overlooked which includes a slightly raised timber decked patio and a paved patio extending across the full width of the plot. Outside lights, tap, power point. Playhouse included within the sale.

Double glazed window to the front, TV aerial point and radiator.

**KITCHEN/DINING/FAMILY ROOM**

9.22m x 2.54m reducing to 2.08m (30'3" x 8'4" reducing to 6'10")



To the front is a long tarmac drive providing parking for up to three cars.

**FRONT GARDEN**

Front lawned gardens extend to either side of the drive with a central pathway leading to the front door. There is gated access to the left hand gable leading through to the rear garden.



A spacious open plan room extending the full width of the property combining kitchen, dining and seating areas with double glazed windows overlooking the garden. The kitchen is fitted with a range of cream fronted base and wall units with contrasting woodblock work surfaces with inset stainless steel sink unit with mixer tap and tiled splashback. Integrated appliances comprising five gas burner stainless steel hob with extractor hood above, electric single oven beneath and integrated dishwasher. Tiled floor throughout, radiator and recessed ceiling lighting, UPVC double glazed exterior door and French doors to the garden. Part glazed internal door to utility room.



**BEDROOM TWO**

3.51m x 3.15m (11'6" x 10'4")



**BEDROOM FOUR**

2.59m x 2.26m overall (8'6" x 7'5" overall)



**UTILITY ROOM**

2.57m x 1.68m (8'5" x 5'6")

Fitted worktop with void and plumbing for washing machine and tumble dryer and double wall cupboard, Logic Combi C30 gas fired central heating boiler, continuation of the tiled floor from the kitchen, radiator, double glazed exterior door and internal door to cloakroom/WC.

**EN SUITE**

2.46m x 1.88m (8'1" x 6'2")



A double size room with double glazed window to the front, laminate wood effect flooring and radiator.

Double glazed window to the front, laminate wood effect flooring and built in cupboard.

**CLOAKROOM/WC**

Comprising low flush WC and wash hand basin with tiled splashback, extractor fan and tiled floor.

**BEDROOM THREE**

3.23m x 3.15m plus recess (10'7" x 10'4" plus recess)



**FAMILY BATHROOM**

3.84m x 1.65m (12'7" x 5'5")



**FIRST FLOOR LANDING**

Loft access, built in linen cupboard with shelving and small radiator, and further built in storage cupboard.

A large en suite bathroom with fully tiled walls and tiled floor. Comprising panelled bath with mixer shower tap, pedestal wash basin and low flush WC. Double panelled radiator, double glazed window with frosted glass and loft access.

A double size room with double glazed window to the rear, laminate wood effect flooring and radiator.

A modern well appointed family bathroom with four piece suite and attractive fully tiled walls. Comprising panelled bath, large double enclosed shower cubicle with mains shower valve and handset, pedestal wash basin and low flush WC. Double panelled radiator, tile effect vinyl floor covering and double glazed window with frosted glass.

**BEDROOM ONE**

4.11m x 3.43m (13'6" x 11'3")



A spacious bedroom forming part of the extension with double glazed window to the front with views across to distant wooded hillside. Radiator.