



Approximate total area⁽¹⁾
1113.32 ft²
103.43 m²



(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B	69	
(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	

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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.



5 Godre'r Coed

Gwernymynydd, Mold,
CH7 4DS

Price

£275,000

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE with garage and good sized enclosed garden. Located in Gwernymynydd with far reaching views across the Cheshire plain just 1.6 miles from the historical market town of Mold centre, local schools and amenities. This well presented home affords ideal accommodation for the first time buyer or young family and benefits from a gas fired central heating system, double glazing and family shower room. A particular feature is the pleasant private enclosed garden with lawn and paved patio areas. In brief comprising reception hall, spacious through lounge/dining room with gas fireplace and conservatory to the rear, downstairs w/c and kitchen, first floor landing, three bedrooms (two double size and all bedrooms with fitted wardrobes) and shower room with shower with fitted seat. Drive for two cars, single garage and front garden, westerly facing rear garden.

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.

Hallway

5.41m x 1.79m (17'8" x 5'10")



You enter the property through a PVC door into the hallway. A balustrade staircase rises to the first floor and internal doors lead through to the living accommodation and the kitchen. There is plenty of storage space available under

the stairs. Coved ceiling. Radiator with radiator cover. Ceiling light point. Power points.

Lounge

4.51m x 3.49m (14'9" x 11'5")



The lounge is flooded with natural light via the PVC window to the front elevation. There is a feature electric fire set within a tiled half. An opening leads through to the dining room. Coved ceiling. Radiator with radiator cover. Central ceiling light point. Power points. Telephone point.

Dining Room

2.75m x 3.14m (9'0" x 10'3")



Sliding French doors lead out to the rear conservatory and an internal door with frosted glass inserts leads back to the

**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 second right handed turning onto Hafod Road, and then an immediate right into Godre'r Coed whereupon the property will be found on the left hand side after a short distance.

Tenure

*Tenure - Freehold - Purchaser's should verify this information via their solicitor.

Council Tax Band

Flintshire County Council - Tax Band E

Agents Notes**Anti Money Laundering**

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 Agents Chester Office 01244 404040

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

PS/PMW

hallway. Coved ceiling. Central ceiling light point. Radiator. Power points.

Kitchen

2.72m x 3.69m (8'11" x 12'1")



The kitchen has recently been fitted with a modern arrangement of white fronted wall and base units and splash back tiling. The integrated appliances include an electric hob, double oven, insert sink with side drainer and mixer tap over. There is space for both a washing machine and dryer. PVC window to the rear elevation. Central ceiling light points. Radiator. Power points.

**Conservatory**

1.77m x 2.96m (5'9" x 9'8")



The conservatory benefits from a beautiful outlook overlooking the garden and there is a PVC door for access. Power points

Downstairs WC

1.79m x 1.17m (5'10" x 3'10")



The downstairs WC is fitted with a two piece white suite to include a sink set within a vanity unit with storage cupboard under and a dual flush WC. Splashback tiling and tiled floor. PVC frosted glaze window to the rear elevation. Radiator. Ceiling light point.

Landing

2.23m x 2.13m (7'3" x 6'11")



Balustrade staircase rises to the first floor. Internal doors lead to the three bedrooms and family shower room. Built-in storage cupboard fitted with shelving. PVC frosted glazed window to the side elevation. Hatch for loft access. Coved Ceiling. Power point.

Bedroom

3.92m x 3.20m (12'10" x 10'5")



The master bedroom benefits from built-in wardrobes which offer both hanging and shelving storage. There is a large wood effect vanity unit with additional drawers. PVC window to the front elevation. Ceiling light point. Coved ceiling. Radiator. Power points.

Bedroom

3.34m x 3.21m (10'11" x 10'6")



The second bedroom benefits from fitted wardrobes complete with both hanging and shelving storage. Fitted vanity table. PVC window to the rear elevation. Coved ceiling. Ceiling light point. Radiator with radiator cover. Power points.

Bedroom

3.03m x 2.15m (9'11" x 7'0")



The third bedroom is fitted with an arrangement of wardrobes complete with both hanging and shelving. Large built-in cupboard housing the gas combination boiler with additional space for storage. PVC window to the front

elevation. Coved ceiling. Ceiling light point. Radiator. Power points.

Bathroom

1.89m x 2.09m (6'2" x 6'10")



The family shower room is fitted with a modern, white three-piece suite to include a double width shower cubicle complete with shower seat. Pedestal handbasin. Dual flush WC. Partly tiled walls. PVC frosted glaze window to the rear elevation. Ceiling light point. Radiator.

Single Garage

5.41m x 2.77m (17'8" x 9'1")

Fitted with an up and over door, power points and lighting.

Outside



Outside to the front of the property, there is off-road

parking for multiple vehicles and the driveway leads directly to the single garage. The rest of the frontage is laid mainly to lawn with well matured shrubs. Access to the rear garden can be found at the side of the property via a pedestrian gate. The rear garden is a private oasis. Having been fully landscaped, the space has been split into two levels. There is a paved patio seating area which is perfect for entertaining during the summer months and paved steps lead to a raised lawn which is fully enclosed with both fencing and well matured shrubs.

