

Ael y Bryn Glyndwr Road, Gwernymynydd, Mold, Flintshire, CH7 5LW



Cavendish

Study/ Snug
10' x 11'
303 x 330 m

Bedroom
13' x 13'6"
611 x 556 m

Bedroom
10' x 11'6"
303 x 330 m

Bedroom
14'1" x 12'9"
431 x 329 m

Bathroom
5'0" x 5'0"
152 x 152 m

Hallway
5'9" x 1'8"
152 x 183 m

ESTATE & LIVING AGENTS

Bedroom
10'0" x 10'0"
3.05 x 3.05 m

Hallway
10'0" x 5'1"

Approximate total area¹⁰

1688.53 ft²

156.87 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360




Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>34</p>	<p>58</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

England & Wales

EU Directive
2002/91/EC



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.



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Ael y Bryn Glyndwr Road
Gwernymynydd, Mold, Flintshire
CH7 5LW

Price
£450,000

Charming & Spacious 4 Bedroom Detached Home with Stunning Countryside Views

Nestled in the sought-after village of Gwernymynydd

Property Features:

This spacious home boasts a welcoming entrance hall leading into a bright and airy living room with beamed ceilings, a feature open fireplace, and a large bay window. The well-equipped kitchen includes wooden units, charcoal grey worktops, and integrated appliances, seamlessly connecting to a breakfast room with access to the rear garden. A separate dining room with characterful beamed ceilings and a green brick hearth offers an ideal space for family meals. The property also benefits from a utility room, a downstairs WC, and a versatile ground-floor bedroom with an en-suite.

Upstairs, there are three generously sized bedrooms, each filled with natural light. An additional office/snug area provides a quiet workspace or relaxation zone. The large family bathroom includes a bath, shower cubicle, WC, and wash basin.

Outdoor Space & Parking:

The private front garden features a spacious lawn and a patio area, perfect for outdoor dining while enjoying the outstanding countryside views. The rear and side courtyards offer two decked areas ideal for entertaining. A detached garage and a driveway provide ample off-road parking for multiple vehicles. This charming home blends character, space, and a stunning rural setting while being conveniently close to Mold's amenities. Early viewings are highly recommended!

Location

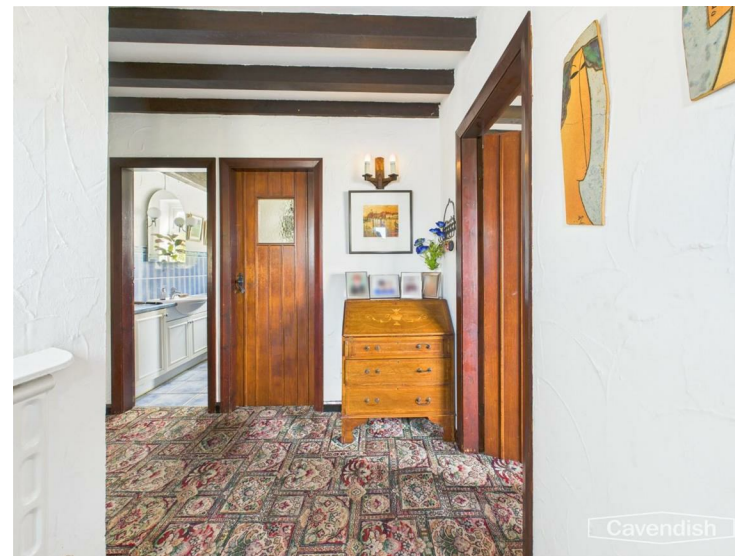


This charming property is located along a minor country road, approximately 2.5 miles from Mold, and enjoys truly outstanding views across the region towards Cheshire, the Dee Estuary and Wirral peninsula in the far distance. There is a popular country inn further along the road and a primary school in the village, whilst Mold provides a wide range of facilities catering for most daily requirements, a twice weekly street market, several restaurants, schools for all ages and leisure facilities. The town is also ideally placed for those commuting to the larger centres of employment at Chester, Deeside and beyond. Mold is a thriving market town situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond.



Hallway

2.82 x 1.48 (9'3" x 4'10")



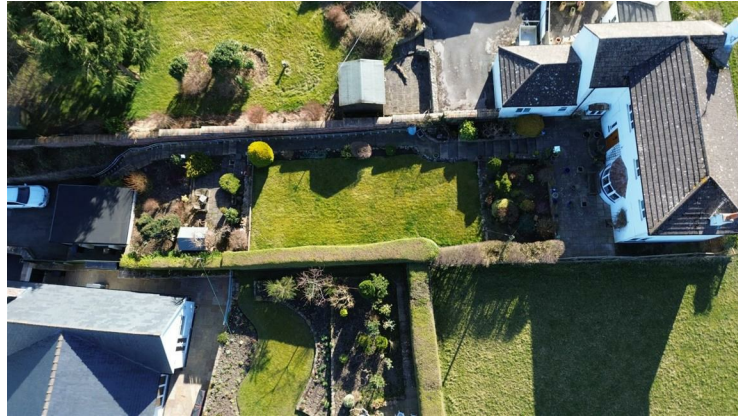
Step into the property through the entrance hall, which leads seamlessly into the main hallway.

Living Room

4.92 x 5.58 (16'1" x 18'3")



The first door on the right opens into a spacious and inviting living room. This room is neutrally decorated and features charming beamed ceilings, carpeted flooring, and an elegant open fireplace, which serves as a stunning focal point while maintaining the home's rustic charm. Large bay and side windows allow an abundance of natural light to fill the space, creating a warm and welcoming atmosphere.



Tenure

Understood to be Freehold, subject to verification.

Council Tax

Flintshire County Council - Council Tax Band G.

Directions

From the Agent's Mold office proceed along New Street and thereafter Ruthin Road and upon reaching the roundabout take the second exit onto the A494 Ruthin Road. Proceed up the hill through Gwernymynydd and on reaching the brow take the last left turning onto Glyndwr Road, follow the road up the hill bearing right and at a point where the road levels out the house can be found on the right hand side. You will only be able to see the garage, driveway and the steps leading to the property from the road.

Anti Money Laundry 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.

Viewing

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

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

Extra Service

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.

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.

Laundry Room

1.91 x 1.72 (6'3" x 5'7")

The utility room provides additional storage space, along with plumbing for a washing machine and extra room for a tumble dryer.

Downstairs W/C

1.70 x 1.02 (5'6" x 3'4")

A convenient addition to the home, the downstairs WC features partially tiled walls, neutral décor, tiled flooring, and a frosted window for privacy.

Breakfast Room

3.31 x 3.68 (10'10" x 12'0")



The hallway leads through to the breakfast room, a well-proportioned space with a built in wooden seating area perfect for family meals. The walls are neutrally painted, and the floor is finished with stylish tiling. A door provides access to the rear garden, allowing for easy indoor-outdoor living.

Kitchen

2.67 x 2.90 (8'9" x 9'6")



Through the opening from the breakfast room, the kitchen continues the home's character with exposed beamed ceilings and neutral décor. It is fitted with wooden wall and base units, complemented by charcoal grey worktops. Integrated appliances include an electric oven with a separate grill, a hob, and an electric extractor fan. A large window overlooking the rear garden allows for plenty of natural light.

Downstairs Bedroom

3.42 x 3.62 (11'2" x 11'10")



This spacious double bedroom is neutrally decorated with

cream carpets, creating a bright and airy atmosphere. Two large windows bring in plenty of natural light. A sliding door leads directly to the en-suite bathroom.

Ensuite

0.95 x 2.57 (3'1" x 8'5")



A convenient en-suite bathroom fitted with a WC, wash basin, and a shower cubicle with an electric shower. The walls are tiled for easy maintenance, and the flooring is finished with laminate. A frosted window provides privacy while allowing natural light to enter.

Bedroom

4.11 x 3.66 (13'5" x 12'0")



Located at the front of the property, this large double

bedroom is neutrally painted with cream carpets. It offers built in storage and a large front-facing window fills the room with light.

Family Bathroom

1.87 x 3.63 (6'1" x 11'10")



The spacious family bathroom consists of a bathtub, a WC, a wash basin, and a separate shower cubicle with an electric shower. The walls are finished with a combination of neutral tiling and wallpaper, maintaining a clean and classic look.

Study/ Snug

4.90 x 2.90 (16'0" x 9'6")



At the top of the landing, you'll find a versatile office area. This large space is ideal for use as a home office or snug. The

walls feature a mix of white paint and wooden cladding, creating a cozy yet functional setting. A large front-facing window, along with an additional rear window, ensures plenty of natural light throughout the day.

Bedroom

4.91 x 2.99 (16'1" x 9'9")



This bright and spacious bedroom has neutral painted walls and grey carpets. It benefits from built-in storage and an additional sink. Two large windows allow an abundance of natural light to enter the room.

Bedroom

3.86 x 2.84 (12'7" x 9'3")



Another well-sized double bedroom featuring blue carpets

and neutrally wallpapered walls, a coinvent sink. A window overlooking the front of the property allows for plenty of natural light.

Gardens



The private front garden features a generous lawn, offering the perfect space for children to play. Towards the garage, a patioed area provides a fantastic outdoor seating space, ideal for enjoying the outstanding countryside views.

To the rear and side of the property, a courtyard with two decked areas offers a great spot for entertaining guests. A pathway leads down to the detached garage.

