



## Ruthin Road

Gwernymynydd,  
Mold, Flintshire CH7 5LG

Offers Over  
£480,000

Currently under construction a highly appointed 5 bedroom detached contemporary house designed to a spacious plan with superb first living area taking full advantage of the setting and views across surrounding countryside. Occupying an attractive semi-rural position about 2 miles from Mold and within walking distance of Loggerheads Country Park. The property will be approached over a long gravel drive and will incorporate an extensive decked balcony to the rear. Combining high levels of thermal insulation to reduce running costs, under floor heating, an air source heating system, double glazing and bi-fold doors. In brief comprising; spacious reception hall, first floor dining room with vaulted ceiling, superb living room with multi-fuel stove and bi-fold doors onto the balcony, kitchen with choice of units\*, utility room, study, cloakroom/wc and master bedroom with en suite shower room. To the ground floor there are 4 further bedrooms (one with en suite shower) and a luxury family bathroom with four piece suite. Quality oak style flooring and carpets included.



#### LOCATION

Standing in an enviable position on the edge of this noted village with far reaching across open countryside to the rear, the property is presently under construction and is to be completed to a high specification with successful purchasers having the option to choose their own kitchen, subject to the stage of the build. Gwernymynydd is a popular village community standing off the A494(T) Ruthin Road. There is a primary school and inn in the village whilst Mold provides a wide range of facilities catering for most daily requirements and is served with a regular bus service. Nearby is the Loggerheads Country Park, a Designated Area of Outstanding Natural Beauty with visitors centre and cafe.

#### THE ACCOMMODATION COMPRISES:

Canopy front entrance with outside light and modern wood grain effect composite double glazed front door to:

#### SPACIOUS RECEPTION HALL

9.07m max (29'9" max)

Open tread staircase to the first floor with white spindles and oak handrail, recessed lighting, deep built-in double cupboard housing the pressurised hot water cylinder tank, electricity meters and manifolds for the under floor heating to the ground floor accommodation. Internal door to the garage and white panelled interior doors leading to all rooms.



#### BEDROOM TWO

3.94m x 4.09m max (12'11" x 13'5" max)

Double glazed windows to the front and side elevations, tv aerial point and door to en suite.

#### EN SUITE

1.88m x 1.80m (6'2" x 5'11")

Fitted with a modern white suite comprising corner shower with chrome shower unit, vanity wash basin unit and low flush wc. Attractive part tiled walls, matching tiled, shaving point and double glazed window.

#### BEDROOM THREE

3.94m x 2.34m (12'11" x 7'8")

Double glazed window to the side elevation.

#### BEDROOM FOUR

3.15m x 2.92m (10'4" x 9'7")

Double glazed window to the side elevation.

#### BEDROOM FIVE

3.61m x 2.79m (11'10" x 9'2")

Double glazed window to the side elevation.

#### FAMILY BATHROOM

2.67m x 2.49m (8'9" x 8'2")

A luxury bathroom fitted with white four piece suite comprising freestanding oval shaped bath with chrome mixer shower tap, large walk-in shower with full length screen and chrome shower unit, vanity wash basin with cabinets beneath and low flush wc. Attractive part tiled walls, matching tiled floor with under floor heating, recessed lighting, extractor fan, large chrome towel radiator and double glazed window.



#### FIRST FLOOR

#### OPEN PLAN DINING ROOM

6.10m x 3.15m (20' x 10'4")

A spacious area with high vaulted ceiling with recessed lighting, double glazed french doors to the side elevation with a glass juliette balcony and part glazed twin doors leading through to the living room. Tall contemporary style radiator, tv and telephone points.



#### LOUNGE

5.69m x 5.31m (18'8" x 17'5")

A spacious and well lit room with bi-fold doors to the front and rear elevations with views across surrounding countryside and with a glass juliette balcony to the front and extensive decked balcony to the rear. Further double glazed window to the side elevation, shaped ceiling and feature brick fireplace with oak beam, slate hearth and contemporary multi-fuel stove. Wall light point, tv aerial point and radiator.



#### UTILITY ROOM

1.78m x 1.68m (5'10" x 5'6")

Fitted worktop and base unit to match the kitchen, plumbing for washing machine, radiator and double glazed exterior door.

#### CLOAKROOM

1.60m x 0.99m (5'3" x 3'3")

Fitted with a modern suite comprising corner wc and wash hand basin with cabinet beneath. Radiator and extractor fan.

#### BEDROOM ONE

3.96m x 4.14m (13' x 13'7")

Double glazed windows to the front and side elevations, tall contemporary style radiator, tv and telephone points. Door to en suite.

#### STUDY

3.61m x 2.34m (11'10" x 7'8")

Double glazed window to the side elevation, radiator, tv aerial point and loft access.



#### KITCHEN

5.66m x 3.63m max (18'7" x 11'11" max)

Choice of fitted units subject the stage of the build\* - suggested layout shown with units extending to two walls with worktops, inset sink unit and either a choice of integrated appliances or range style cooker. Quality tile effect vinyl flooring to be fitted, radiator and double glazed window with views across surrounding fields. Door to the utility room.

#### EN SUITE

2.26m x 1.35m (7'5" x 4'5")

Well appointed with a modern white suite comprising large tiled shower enclosure with sliding screen and chrome shower unit, vanity unit with mixer tap and grey fronted cupboard beneath and low flush wc. Tiled floor, chrome towel radiator, double glazed window and extractor fan.

#### OUTSIDE

The property occupies a slightly elevated position from Ruthin Road and is approached over a long sweeping gravelled drive, which extends up to the front of the property providing ample off-road parking for several cars and access to the integral garage. Garden areas extend to the front and side of the property.

#### GARAGE

5.82m x 5.18m (19'1" x 17')

With sectional insulated motorised door with fob, personal door to the rear and power and light installed.

#### REAR GARDEN

Landscaped rear garden with large first floor decked balcony taking full advantage of the setting with views across neighbouring fields. Additional land available to the rear of the property.

#### DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. On reaching the roundabout on the outskirts of the town, take the second exit signposted for Ruthin. Follow this road up the hill and through Gwernymynydd, whereupon the property will be found after approximately half a mile set back on the left hand side just before the left turning for Maeshafn.

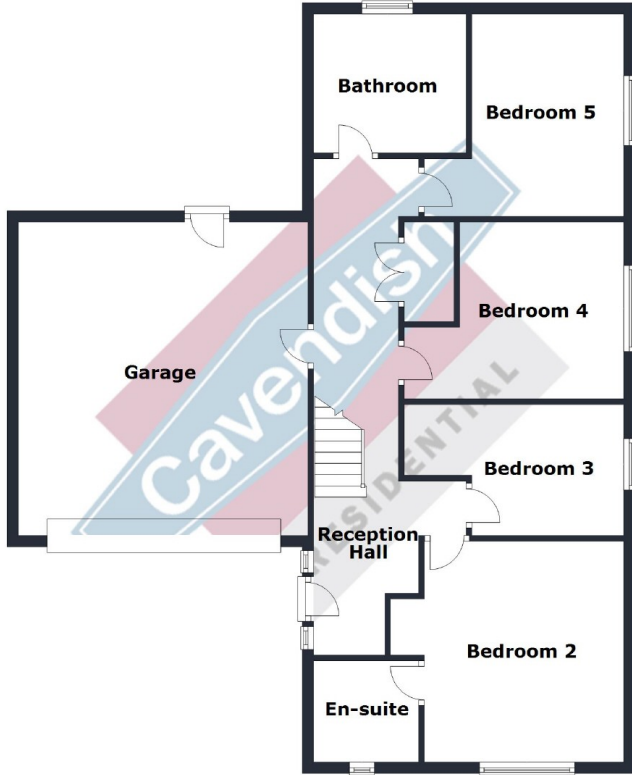
#### VIEWING

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

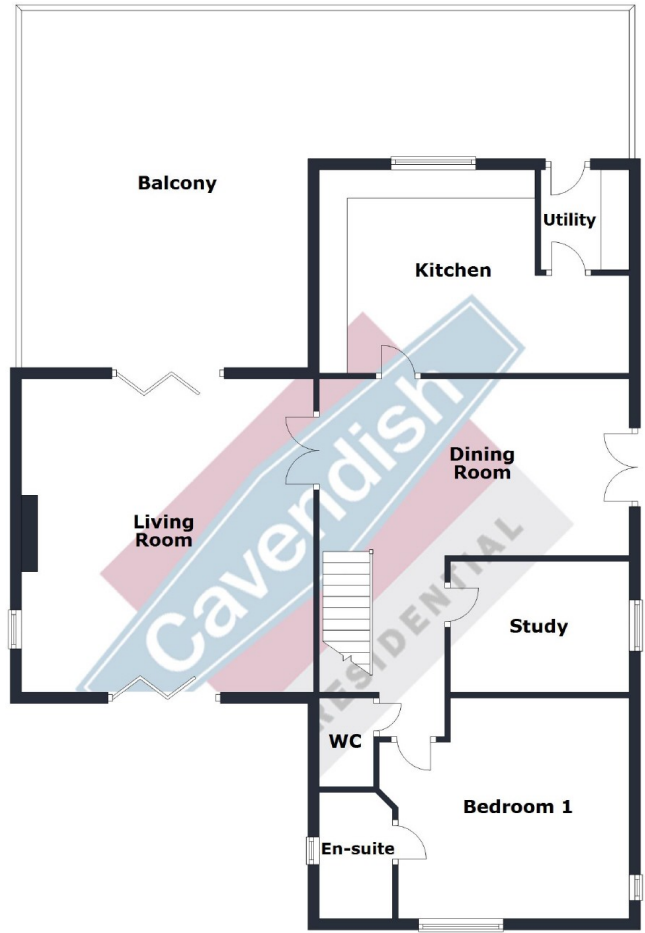
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Ground Floor



First Floor



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.

