

williams estates



**47 Uwch Y Dre, Gwernymynydd,
Flintshire, CH7 4AB**

£275,000

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EPC - C71 Council Tax Band - E Tenure - Freehold

Uwch Y Dre, Gwernymynydd

3 Bedrooms - Bungalow - Detached

Set in a corner plot this Three bed bungalow offers a wealth of accommodation. With parking to the front and rear of the property, garage, lawned garden and private secluded rear patio and decked area. With living room, kitchen/diner and conservatory this property has been a cosy and much loved home to the current vendors.
EPC - C71, Council Tax - Band E Tenure - Freehold.

Accommodation

Gravel driveway and raised steps leads to the front of the property, double glazed upvc door with glazed side panels leads into;

Entrance Hallway

With laminate flooring, two storage cupboards, coved ceiling and loft access. Radiator. Doors leading off to all rooms;

Living Room

16'0" x 10'7"

With double glazed upvc bay window providing plenty of nature light into this room. Glazed wooden doors giving access into the Dining Room. Coved ceiling and radiator.

Kitchen/Diner

19'6" x 10'9"

glazed door leading into;
Vinyl flooring, a range of kitchen units comprising of wall, drawer and base units, complementary worktops and tiled splashback. Resin one and a half sink and drainer with mixer tap. Gas hob, double oven and grill. Wall mounted extractor. Double glazed upvc window to the rear elevation. Coved and panelled ceiling with inset spotlights.

Worcester boiler.

Fridge, freezer and dishwasher are all integrated

Laminate flooring to the dining area with radiator, coved ceiling, Double glazed sliding door with glazed side panels leads onto the tiered decking area of the garden and under the covered pagoda.

Bathroom

White tiled flooring, fully tiled walls with double glazed frosted window. Ladder style towel radiator. White modern bathroom suite comprising Pea shaped jacuzzi styled bath with shower over. Glass shower screen, wall mounted wash basin and mixer tap, low level WC.

Panelled ceiling with inset spot lights.

Bedroom One

10'11" x 12'0"

With machined wooden flooring, double glazed upvc bay window allowing lots of natural light into the room. Coved ceiling and panelled radiator.

Bedroom Two

7'6" x 11'10"

With laminate flooring, coved ceiling and panelled radiator. Double glazed upvc french doors leading into;

Conservatory

With raised step into this room which has vinyl flooring and glazed roof and side windows. This room is current used as a sitting room but it could be a home office space or craft room with the abundance of nature light.

Bedroom Three

6'6" x 9'10"

Laminate flooring, double glazed upvc window to the front elevation, coved and panelled ceiling. Radiator.

Outside

To the front of the property offers a large corner plot mainly laid to lawn and with large conifer tree. Gravel grid driveway, and secondary lawned area to the front.

To the rear of the property offers single garage with up and over door and pedestrian access door and an additional driveway. The secluded easy to maintain rear garden is laid to paving and decking, enclosed with fencing and mature climbing plants.

Secondary decked area to the rear of the garage hides a garden shed and storage area.

Planning for a garage conversion via Flintshire Council;

<https://planning.agileapplications.co.uk/flintshire/details/53810>

Directions

Turn left out of the agents Mold office, proceed through the traffic lights and up New Street and along Ruthin Road until reaching the roundabout. Take the second exit and proceed up the hill into the village of Gwernamynydd.

Take a right turn onto Hafod Road, take the first right onto Uwch Y Dre where the subject property will be found on the left hand side as indicated by the agents For Sale board.





Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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