



## 19 Cae Gwyn, Llanferres, Mold, Flintshire, CH7 5SL

**£595,000**

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**EPC - D58**

**Council Tax Band - G**

**Tenure - Freehold**

# Cae Gwyn, Mold

## 4 Bedrooms - House - Detached

Stunning four bedroom detached house set in the sought after village location of Llanferres within an Area of Outstanding Natural Beauty briefly comprising of Living/Dining Room, Sitting Room, Family Room, Kitchen, Utility Room and cloakroom to the ground floor and Four Bedrooms, En-Suite and Family Bathroom to the first floor. The property has a fabulous large rear garden with vegetable plot and stunning views over the surrounding countryside which is located in an Area of Outstanding Natural Beauty, with a lawned garden to the front, a driveway offering ample parking and a double garage.  
Council Tax Band - G EPC - D58 Tenure - Freehold



### Description

Detached four bedroom house briefly comprising living/dining room, sitting room, family room, kitchen, utility room and cloakroom to the ground floor. Four bedrooms, en-suite and family bathroom to the first floor.

The front of the property has a lawned area, driveway with ample parking which leads to a double garage. The large rear garden is a particular feature mostly laid to lawn with vegetable plots to the rear and fabulous views bound by hedging to both sides.

### Accommodation

Double glazed front door with double glazed side panel adjacent leading into :

### Entrance Porch

Having double glazed door with double glazed side panel adjacent leading into :

### Entrance Hallway

Bright and spacious entrance hallway with feature turned staircase with oak balustrade rising off to the first floor, doors leading off to all rooms and anthracite grey column radiator.

### W/C

Having low flush w.c, vanity wash basin, tiling to half level, tiled floor and extractor fan.

### Living / Dining Room

22'2" x 13'4" (6.76 x 4.06 (6.75 x 4.07))

Having feature full length floor to ceiling sliding doors which lead to the rear patio area, walnut wood effect flooring, lpg living flame gas fire with feature surround, column radiator and half glazed oak door;

### Sitting Room

13'8" x 13'4" (4.17 x 4.06 (4.16 x 4.07))

Having coved ceiling, column radiator, double glazed window overlooking the rear garden and half glazed oak door :

### Family Room

24'10" x 13'7" (7.57 x 4.14)

Vaulted ceiling with velux window, four double glazed windows, low voltage led down lights and column radiator.

### Kitchen/Breakfast Room

14'1" x 10'7" (4.29 x 3.23)

Having complimentary work surfaces over a range of base and drawer units with wall mounted units above, integrated dishwasher, integrated fridge. Space for oven with extractor fan over, tall larder unit, stainless steel sink with mixer tap over, down lights, column radiator and double glazed window overlooking the front.



### Utility Room

16'7" x 6'11" (5.08 x 2.13)

Having a range of base and wall units with work surfaces over, inset stainless steel sink with mixer taps, plumbing for a washing machine, column radiator and double glazed window to the side elevation.

### Work Room/ Cloakroom

Cloakroom area with then leads into the workroom which offers a range of base units, space for a freestanding fridge freezer and a double glazed window to the end with column radiator.

### Galleried Landing

Bright and spacious galleried landing with oak balustrade with doors leading off to all rooms, coved ceilings, radiator, linen cupboard with shelving and pressurised water tank.

### Principle Bedroom

23'0" x 13'7" (7.01 x 4.14)

Formerly two rooms offering a spacious room with two double glazed windows overlooking the rear garden and the Area of Outstanding Natural Beauty beyond, two radiator and door leading off to :

### En-suite

Having a large shower enclosure, wash hand basin, w.c, chrome ladder style towel rail, fully tiled walls, tiled floor and double glazed window to the side elevation.

### Bedroom Two

Double room with double glazed window overlooking the rear of the property and a radiator.

### Bedroom Three

Having a built-in wardrobe and dressing table, radiator and two double glazed windows overlooking the front of the property.

### Family Bathroom

Having a double ended panelled bath, wash hand basin and w.c with combination vanity unit, large shower enclosure with detachable attachments and an overhead rainfall shower head, chrome ladder style towel rail, tiled floor and partially tiled walls and double glazed window to the front elevation.

### Bedroom Four

Double room with radiator and double glazed window to the side of the property.

### Garage

Double garage with two up and over doors, power and lighting.

### Outside

To the front of the property there is a lawned area and a driveway providing ample parking leading to the double garage.

The rear garden is a particular feature having a large lawned area with mature planted borders and vegetable beds bound by hedging with a pathway which leads to 'The Secret Garden' at the rear of the garden where the Summer House benefits from the spectacular views over the open countryside in an Area of Outstanding Natural Beauty. There is also a patio area to the rear of the property.





### Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.