



**Highfield Church Lane, Gwernaffield,
CH7 5DT**

£385,000

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EPC - E46

Council Tax Band - E

Tenure - Freehold

Church Lane, Gwernaffield

3 Bedrooms - Bungalow

A fantastic opportunity to purchase this beautifully presented two/ three bedroom detached dormer bungalow located in the sought-after village of Gwernaffield which is situated within walking distance of the local primary school, Church and village Inn. The accommodation briefly comprises an entrance porch, hall, living room, kitchen/breakfast room, snug/ bedroom three and bathroom to the ground floor. To the first floor is a landing and a double bedroom with shower room. Externally, the property provides off-road parking for multiple vehicles a garage and lawned gardens to the front and rear. Further benefits include oil fired central heating and uPVC double glazing. EPC- TBC. Council Tax Band- E Tenure- Freehold



Location

Gwernaffield is a popular village standing in the heart of rolling countryside some 2.5 miles from the town of Mold. There is a primary school and Church. Mold Golf Club and Loggerheads Country Park are both nearby. Mold is only a few minutes drive away and offers a range of shops, both primary and secondary schools, leisure facilities and supermarkets and is ideally placed for easy access to major road networks.

Accommodation

With composite external door with feature glazed panel and side light leading into:

Porch

With recessed lighting and tiled flooring;

Entrance Hallway

With laminate flooring, panelled radiator, spiral staircase leading to the first floor, recessed lighting and glazed timber doors off to all rooms.

Living Room

13'5" x 10'2" (4.1 x 3.1)

Bright room with uPVC leded window to the front elevation, wall mounted coal effect fire, double panelled radiator and wood grain laminate flooring, recessed lighting, tv aerial, power points and lighting.

Kitchen/ Diner

11'1" x 10'5" (3.4 x 3.2)

Fitted with a comprehensive range of shaker fronted base and wall units with contrasting work tops incorporating a stainless steel sink and traditional style mixer tap. Tiled splashback, glazed display cabinets and range of integrated appliances comprising touch control electric hob, electric double oven, concealed cooker hood, dishwasher fridge, freezer and washing machine, tiled floor, radiator, recessed lighting and uPVC window. Door to the rear porch and floor mounted oil boiler.

Snug/ Bedroom Three

11'1" x 8'2" (3.4 x 2.5)

With french doors overlooking the rear garden and farmland behind, panelled radiator, recessed lighting, tv aerial and power points.



Bedroom Two

10'9" x 11'5" (3.3 x 3.5)

With the continuation of the laminate flooring leaded uPVC window to the front elevation, radiator, power points, tv aerial and lighting.

Downstairs Bathroom

6'2" x 5'6" (1.9 x 1.7)

Being fully tiled to include a panelled bath with shower over and glazed screen, pedestal wash hand basin, low level w.c, shaver point, downlighting and chrome ladder towel rail.

First Floor Landing

With uPVC window overlooking the front of the property, storage cupboard and radiator.

Bedroom One

12'5" x 10'9" (3.8 x 3.3)

With uPVC glazed window to the rear elevation overlooking the garden, tv aerial point, radiator and recessed lighting.

Shower Room

6'2" x 8'2" (1.9 x 2.5)

Being fully tiled with obscured uPVC window to the front elevation, corner shower cubicle with mains fed shower and glazed panels, pedestal sink and low level w.c, chrome heated towel rail and shaver socket.

Rear Porch

With tiled flooring, timber door leading to the garage and uPVC obscured glazed door leading to the rear garden.

Outside

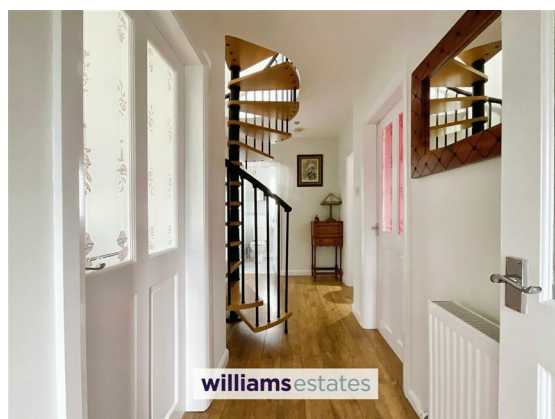
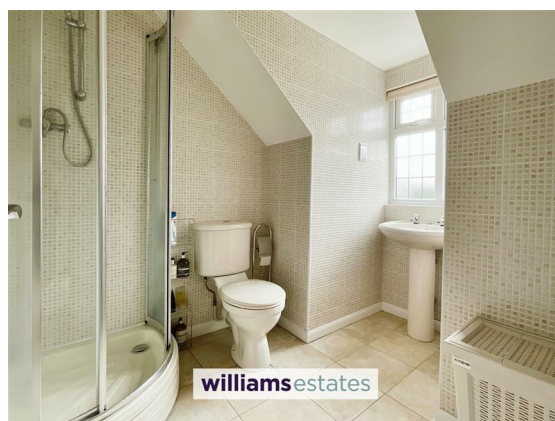
To the front you will find cast iron gates that open to a driveway providing "Off Road" parking for numerous vehicles, lawn with shrubs and bushes to the borders bound by a low brick wall and pathway leading to the rear via a metal gate. To the rear is a good sized and very private lawned garden which looks out onto farm land, with natural stone paths and patio area, outside light and tap and hard standing with timber shed and outhouse which houses the oil tank.

Garage

With power and light, and personal door leading into the rear porch and loft access.

Directions

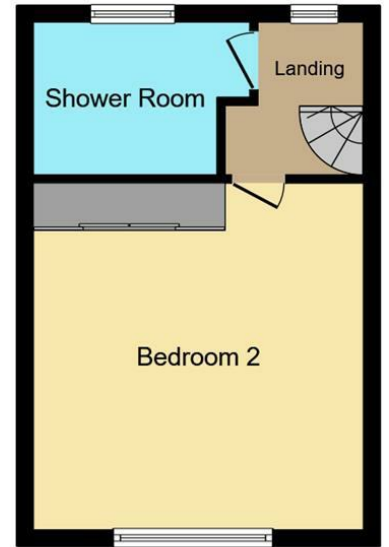
From the Agents Mold Office proceed through the traffic lights onto Chester Street, at the roundabout take the first exit and at the next roundabout take the second exit. Continue on the Denbigh Road and at the mini roundabout take the first exit and follow the road around onto Gwernaffield Road. Continue on this road out of Mold and upon entering the Village turn right onto Church Lane where the property will be found on the right hand side.





Ground Floor

Floor area 89.6 m² (964 sq.ft.)



First Floor

Floor area 26.9 m² (289 sq.ft.)

TOTAL: 116.5 m² (1,254 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.