

Yr Hen Gapel Tafarn-Y-Gelyn, Llanferres, Mold, Flintshire, CH7 5SQ

£240,000

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EPC - C75

Council Tax Band - C

Tenure - Freehold

Tafarn-Y-Gelyn, Mold

2 Bedrooms - House - Semi-Detached

****NO ONWARD CHAIN ****- This charming two-bedroom semi-detached property is a unique chapel conversion, blending traditional stone-built features with modern amenities. The accommodation includes an entrance porch, a cozy living room, a spacious dining kitchen, and a shower room. The first floor features a galleried landing with exposed beams and Velux roof windows, adding character to the home. The property offers a driveway with parking for two or more vehicles and a well-maintained lawned side garden, bordered by hedges for added privacy. The home is energy-efficient with double-glazed windows and air-sourced heating. Conveniently located, it's 4 miles from Mold, 7 miles from Ruthin, 2.5 miles from the scenic Moel Famau, and close to Loggerheads. Property not suitable for holiday/airbnb letting.

EPC Rating - 75C
Tenure - Freehold
Council Tax Band - C



Accommodation

A hardwood front door, opening into:

Entrance Porch

Double glazed window to the side elevation, double radiator, with electric trip switches. There is then a cottage style door leading into:

Living Room

Double radiator, double glazed windows to the front, retaining the original stone mullions. There is an under-stairs storage cupboard, containing the hot water cylinder and equipment for the air source heating. Finally stairs leading off to the galleried landing.

Kitchen Diner

Worktops with drawers and base units beneath and wall units over, electric cooker point, stainless steel single drainer sink, plumbing for washing machine, double radiator, three double glazed windows to the front. Stairs from the living room to the landing has a shower room leading off.

Landing

Galleried landing has a roof truss that gives a restricted head height, door off to storage cupboard.

Shower room

Shower enclosure, wash basin, W/C, radiator, extractor fan, double glazed Velux roof window.

Bedroom One

Double radiator, double glazed Velux roof window.

Bedroom Two

Double radiator, double glazed Velux roof window.

Outside

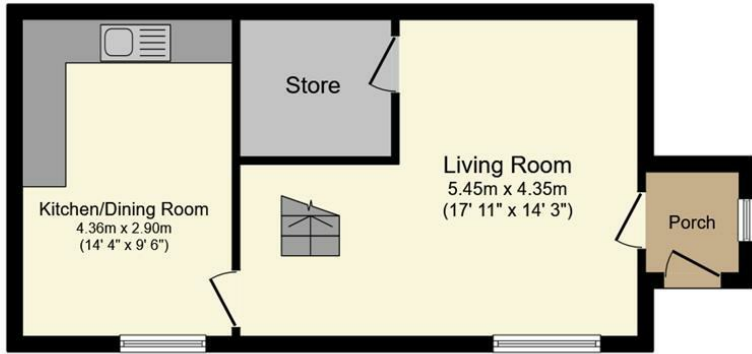
To the front, there is a tarmac driveway providing off-road parking for two or more vehicles. To the side contains a small lawned garden, with mixed borders and hedges for privacy. At the rear, there is a gravelled pathway for access to the back of the property.

Directions

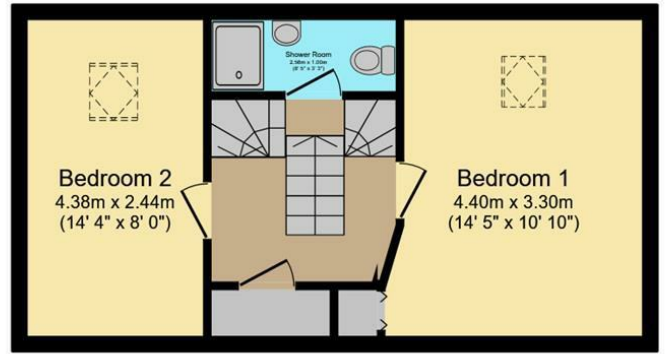


Start by heading west on Chester Street (A5119) toward High Street. Continue to follow the A5119, which will turn into the A494. Turn left onto the A494 Mold Bypass and continue following the A494. Turn right onto Ruthin Road (A494) towards Llanferres. Follow Ruthin Road (A494) for several miles, passing through Gwernymynydd. Turn right onto the lane for Tafarn y Gelyn. Continue on Tafarn y Gelyn Lane until you reach Yr Hen Gapel.





Ground Floor
Floor area 39.2 m² (422 sq.ft.)



First Floor
Floor area 37.2 m² (401 sq.ft.)

TOTAL: 76.4 m² (822 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	75
(69-80) C	
(55-68) D	
(39-54) E	
(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.