



williams estates



williams estates



williams estates

## 59 The Links, Gwernaffield, CH7 5DZ

**£239,950**



**EPC - D56   Council Tax Band - D   Tenure - Freehold**

# The Links, Gwernaffield 2 Bedrooms - Bungalow - Detached

\*\* VACANT POSSESSION AND NO ONWARD CHAIN \*\*

Extended Two-Bedroom Link-Detached Bungalow with Views

Set in a slightly elevated position, this well-presented and extended two-bedroom link-detached bungalow enjoys far-reaching views to the front and backs onto a tranquil golf course and woodland area. The property is ideally situated to offer both privacy and scenic surroundings.

The bungalow has been thoughtfully extended to the rear to include a separate dining room with French doors opening onto the private rear garden. The well-proportioned accommodation benefits from oil-fired central heating and replacement double-glazed windows throughout. In brief the accommodation comprises : L-Shaped reception hall, comfortable lounge, modern kitchen with integrated appliances, extension providing a dining room with French doors providing access to the private rear garden, two bedrooms and a family bathroom.

Externally, the property offers off-road parking for up to three vehicles, a garage, and a private rear garden that enjoys a peaceful woodland backdrop.

An excellent opportunity to acquire a spacious, low-maintenance home in a desirable setting.

Tenure: Freehold, EPC Rating: E46, Council Tax Band:D

## Accommodation

This attractive property is accessed via a Upvc double glazed front door leading into an L shaped reception hall with large loft access hatch and radiator.

## Living Room

14'11" x 11'5" (4.55 x 3.50)

A spacious living room, having two radiators, Upvc double glazed window to the front at an elevated position to the pavement outside with open aspect.

## Kitchen

4'3" x 6'0" (1.30 x 1.85)

A modern style kitchen, having worktops with shaker style base and drawer units below and wall units above, integrated fridge and freezer, plumbing for a washing machine, a void for an oven, stainless steel single drainer sink, tiled splash back, extractor fan, glazed wall units, radiator and a tiled floor, with a door opening through to the dining room.

## Dining Room

10'9" x 10'3" (3.30 x 3.13)

Of a good size, with a tiled floor, radiator, Upvc double glazed double doors and Upvc double glazed window, both overlooking the rear garden.

## Bedroom One

13'1" x 11'5" (4.00 x 3.50)

A generous sized double bedroom with radiator, built in wardrobe, power points , lighting and Upvc double glazed window overlooking the rear garden.

## Bedroom Two

10'4" x 9'0" (3.15 x 2.75)

A good sized double bedroom with a radiator, power points, lighting and a Upvc double glazed window overlooking the front elevation.

## Shower Room

4'3" x 6'0" (1.30 x 1.85)

Having a large shower enclosure, modern wash basin in vanity unit, low flush W.C, floor to ceiling waterproof wall cladding, heated towel rail, upvc double glazed window.



## Garage

21'3" x 7'5" (6.50 x 2.28)

A single, attached garage with up and over door, mezzanine storage areas above, worchester combination boiler and a personal door to the side, leading onto the garden.

## Outside

This property benefits from a generous driveway for off street parking with an attached single garage .

To the front of the property is a lawned area, adding to the curb appeal.

To the rear of the property designed for ease of maintenance, lawn raised with railway sleepers, greenhouse, raised beds, designed for wheelchair access, the garden is bound by vertical board fencing surrounding, with views of trees and woodlands to the rear of the property providing privacy.

## Description

The links is a popular, yet peaceful cul-de-sac situated in the sought after village of Gwernaffield. Gwernaffield is just a short drive from Mold town centre and has good public transport links whilst still being rural. On the doorstep of Gwernaffield there are plenty of countryside walks and beautiful views.

## Directions

From our Mold office, take a right and at the first roundabout take the first exit onto the A541. At the second roundabout go straight across, staying on the A541. Take a left onto Dreflan and continue onto Gwernaffield road.

Follow Gwernaffield road past the church and the hand pub, on your left you will see the entrance to the links. Turn left onto the links and then follow the road to the right where the property will be found.



williams estates



williams estates



williams estates



williams estates



Floor Plan

Floor area 83.6 m<sup>2</sup> (900 sq.ft.)

**TOTAL: 83.6 m<sup>2</sup> (900 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](http://www.Propertybox.io)

**williams**  
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

**williams**estates

Call us on  
01352 372111  
Mold@williamsestates.com