



**23 Minffordd Fields, Gwernymynydd,
Flintshire, CH7 5LN**

£248,950



EPC - C72 Council Tax Band - D Tenure - Freehold

Minffordd Fields, Gwernymynydd

3 Bedrooms - House - Semi-Detached

AVAILABLE WITH NO ONWARD CHAIN This family home is situated on a lovely cul-de-sac in the sought after village of Gwernymynydd just a short distance from the popular market town of Mold. This property benefits from three good sized bedrooms, family bathroom, large living room, snug/office/playroom, kitchen/dining room, utility room, downstairs W.C, integrated single garage, driveway with off road parking and a large rear garden with spectacular countryside views. This property could make the perfect family home with its attractive location and wonderful potential.

Tenure: Freehold, EPC Rating:C72, Council Tax Band: D



Accommodation

This property is accessed via a wooden front door into an entrance hallway.

Entrance Hall

With power, radiator, lighting, door off and stairs leading up to the first floor.

Living Room

14'3" x 13'4" (4.35 x 4.07)

Having, lighting, powerpoints, radiator, Upvc double glazed window to the front elevation, wooden flooring, under stairs storage cupboard and doors leading off to the snug and kitchen.

Snug

9'10" x 7'10" (3.01 x 2.39)

Having a Upvc double glazed door leading out to the rear garden, power points, lighting, radiator and wooden flooring.



Kitchen/ Dining Room

11'3" x 9'9" (3.45 x 2.99)

Benefitting from beautiful countryside views, the kitchen/ dining room has, wall, drawer and base units with worktops over, Upvc double glazed window to the rear elevation, 1 1/2 drainer sink with taps over, void and plumbing for a dishwasher, gas hob with extractor over, lighting, power points, built in oven, partially tiled walls, void for fridge freezer.

Utility Room

5'7" x 5'6" (1.72 x 1.70)

with void for washing machine and dryer, ideal boiler, partially tiled walls, worktops over, radiator, upvc double glazed door to the rear elevation and door leading to the downstairs W.C.

W.C

With W.C, tiled floor, hand wash basin with taps over, radiator, extractor fan and loft access hatch.

First Floor Landing

Stairs lead up to the first floor landing, with a wooden balustrade, loft access hatch, power, lighting, airing cupboard and doors leading off.



Bedroom One

9'10" x 9'3" (3.02 x 2.84)

A good sized double bedroom overlooking the rear elevation with countryside views, with radiator, Upvc double glazed window, power points, lighting and a built in wardrobe.

Bedroom Two

13'0" x 8'8" (3.97 x 2.66)

A generous bedroom with a Upvc double glazed window to the front elevation, radiator, power points and lighting.

Bedroom Three

8'4" x 7'8" (2.55 x 2.34)

With Upvc double glazed window to the front elevation, radiator, lighting, power points, in built storage cupboard.

Bathroom

6'5" x 6'1" (1.96 x 1.87)

A family bathroom with tiled flooring and walls, bath with stainless steel taps over and wall mounted shower, extractor fan, partially tiled walls, hand wash basin with taps over, Upvc obscure double glazed window to the rear elevation, radiator and low flush W.C.

Garage

17'3" x 8'2" (5.27 x 2.50)

An integrated single garage with up and over door, power and lighting.

Outside

The property is situated at the end of a quiet Cul-De-Sac. The front of the property benefits from a driveway that provides off road parking for multiple vehicles, access to the integrated garage with an up and over door and a small lawned front garden.

The rear garden benefits from beautiful views of the local countryside and is in two layers, the top layer being patio and the lower layer being lawned. The garden is bound by timber fencing and has gated side access from the front.

Description

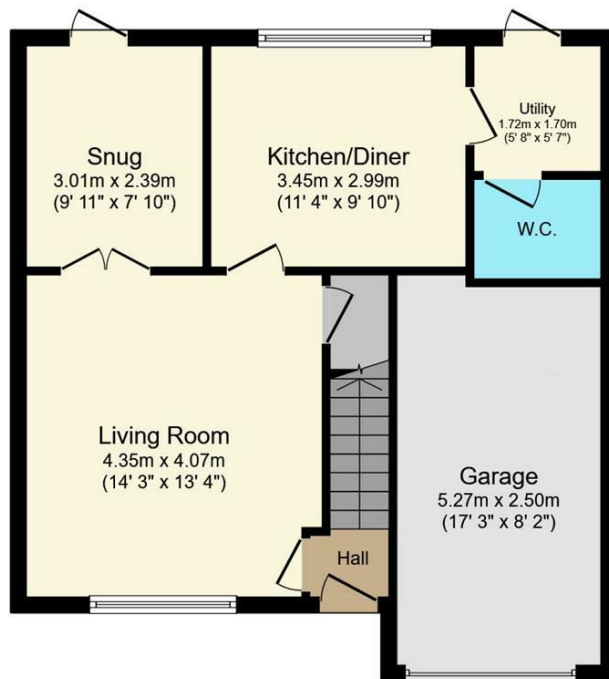
Minffordd fields is a quiet cul-de-sac situated in the sought after village of Gwernymynydd, just outside the market town of Mold. Gwernymynydd provides easy access to the local countryside such as loggerheads country park and Moel Famau. There is also easy access to the A55 expressway making it a great location for commuters who would like a countryside base.

Directions

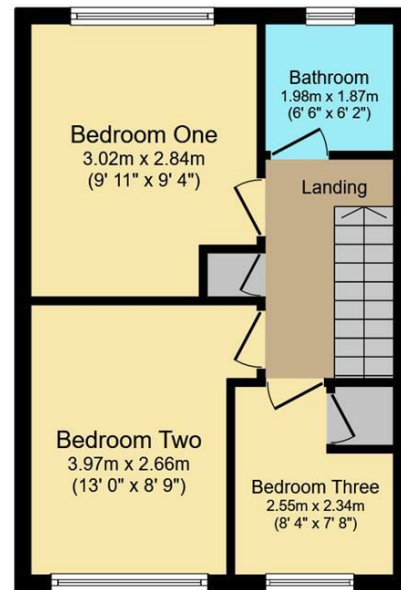
From our Mold office, head south-west on Chester St/A5119 towards High St/B5444

At Gwernymynydd Roundabout, take the 2nd exit onto A494 Halfway up the hill, turn left onto Minffordd Fields and your destination will be on the left.





Ground Floor
Floor area 60.3 sq.m. (649 sq.ft.)



First Floor
Floor area 36.4 sq.m. (392 sq.ft.)

Total floor area: 96.7 sq.m. (1,041 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

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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) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (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.

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