



Fron Bach Ffordd Las, Gwernymynydd, Mold, Flintshire, CH7 4DX

£825,000

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EPC - D61 Council Tax Band - F Tenure - Freehold

Ffordd Las, Mold

4 Bedrooms - House

Williams Estates are delighted to bring to the market this impressive and beautifully presented stone detached family home. Set in idyllic countryside in the sought after village of Gwernymynydd and boasts a well landscaped garden with two additional paddocks and stables, large driveway and double garage.

In brief this property comprises of four generous sized double bedrooms, one with en-suite, a large family shower room, large newly renovated kitchen completed to a very high standard, large multi use family living areas and a conservatory with far reaching countryside views.

This could be the perfect family home for those wanting to be in a peaceful countryside location whilst being just a short drive from the popular market town of Mold with all of its amenities.

Viewing is highly advised on this wonderful home.

Tenure : Freehold. EPC Rating :D61. Council Tax Band : F



Accommodation

This impressive family home is accessed via a uPVC double glazed door leading into the entrance porch.

Entrance Porch

Having tiled flooring, uPVC double glazed window to the rear elevation and a glazed pine cottage door leading into the entrance hallway.

Kitchen

20'4" x 12'11" (6.2 x 3.94)

A newly renovated modern kitchen having, high gloss fronted units comprising of base units with wall units above, a peninsular unit with a NEFF countertop extractor fan, NEFF LPG gas hob with five rings, soft close pan drawers underneath, NEFF electric oven, built in NEFF microwave, plate warmer, additional electric fan oven, pull out larder units, further storage drawers, space for tall fridge freezer, carousel larder unit, plumbing for washing machine, space for a condensing dryer, integrated dishwasher, space for additional fridge, tiled flooring, low voltage downlights, two uPVC double glazed windows overlooking the rear garden, further uPVC double glazed window and door to the side garden, opening through into the living area.

Reception Hall

A large reception hall with versatile space which could be used as an extra study, with fitted storage space with sliding doors, stairs off to the first floor with under stair storage cupboard.

Living Room

20'2" x 13'6" (6.17 x 4.14)

A stunning light and bright living room having attractive multi fuel burner set on a quarry tiled hearth with wooden mantle over, feature oak flooring, wall lighting, two radiators, twin uPVC double glazed window to the rear elevation and uPVC double glazed french doors opening into the conservatory.

Conservatory

14'0" x 11'5" (4.27 x 3.48)

Having feature slate flooring, self cleaning glass with pitched roof, uPVC double glazed concertina door opening out to the patio area and stunning countryside views.

Dining Room/Games Room

25'0" x 10'11" (7.64 x 3.33)

A versatile room for family dining and entertaining, having solid oak flooring with part exposed feature stone wall. Two radiators, twin double glazed windows to the front elevation with door to the side leading into the study/bedroom.



Study/Bedroom

14'6" x 8'11" (4.42 x 2.72))

Having a radiator, power points and dual aspect uPVC double glazed windows to the front and side elevations.

Principal Bedroom

22'3" x 10'9" (6.8 x 3.3)

A stunning main bedroom with exposed wooden flooring, two radiators, built in wardrobe with feature wooden doors, twin uPVC double glazed windows to the front elevation and a door leading into the en-suite shower room.

En-Suite Shower Room

5'9" x 6'6" (1.76 x 2.0)

Having a corner shower enclosure with wall mounted shower, low flush W.C, wash basin in fitted furniture with mixer taps over, chrome heated towel rail, tiled flooring, illuminated bathroom mirror, section of exposed stone wall and a uPVC double glazed window to the side elevation.

Bedroom Two

13'7" x 13'9" (4.15 x 4.2)

Having a radiator, power points and dual aspect uPVC double glazed window overlooking the land and having extensive countryside views.

Bedroom Three

13'1" x 12'10" (4.0 x 3.93)

Having power points, radiator and a uPVC double glazed window overlooking the front elevation.

Bedroom Four

9'6" x 10'3" (2.9 x 3.14)

Having a radiator, power points, uPVC double glazed window overlooking the front elevation.

Family Shower Room

A large family shower room with large shower which is fully tiles and has a mira temperature controlled shower with detachable shower head, low voltage downlights, wash basin and W.C in fitted bathroom furniture, chrome heated towel rail, , airing cupboard with shelving and a uPVC double glazed window.

Outside

Heavy oak electric double gates open up onto a tarmacked driveway with ample off road parking for multiple vehicles and a detached garage. Being recently re landscaped and having paved areas perfect for alfresco dining, a six foot deep fish pond which is raised and has a glass front to view the fish inside, with a pergola over, additional pergola with controls for a hot tub. Planting area with pathways and slate chippings, raised border planters laid with decorative spring flowers, indian stone paved patio, storage area behind the garage, 20 Photovoltaic panels have been added to the roof with a battery inside the garage, electric and hot water to the workshop and garage. Having lawned and patio areas and it's of fields, this property is perfect for entertaining outdoors with plenty of space and beautiful views.

Land

The plot is divided into two paddocks, one adjoining the stable block and further paddock beyond.

Stable Block

36x12 (10.97mx3.66m)

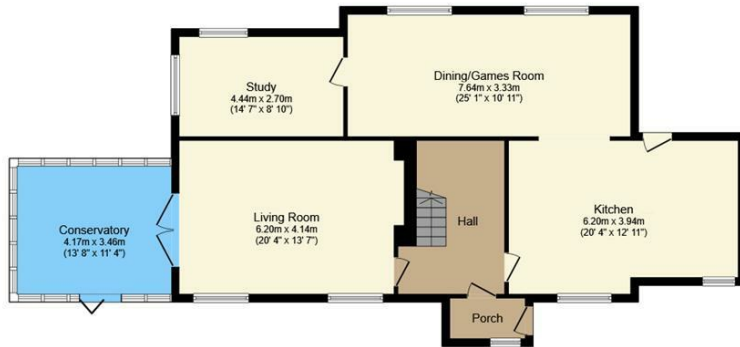
Three loose boxes being 12ftx12ft each, previous planning permission to convert into a property for holiday let.

Garage

25'2x19'3 (7.67mx5.87m)

A large detached garage with electric roller door and a uPVC double glazed window to the side elevation. Potential for conversion into an annexe subject to necessary permissions being obtained.





Ground Floor

Floor area 117.5 sq.m. (1,265 sq.ft.)



First Floor

Floor area 73.1 sq.m. (787 sq.ft.)

Total floor area: 190.6 sq.m. (2,052 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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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