



18 Cae Derwen, Llanferres, Mold, CH7 5SX

£245,000

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EPC - D60 Council Tax Band - D Tenure - Freehold

Cae Derwen, Mold

3 Bedrooms - House - Semi-Detached

****Viewing Highly Advised****

This attractive home is has been recently renovated throughout and situated in a peaceful village setting of Llanferres near Moel Famau which is an area of outstanding natural beauty and is in a quiet Cul-De-Sac just a short walk from the village primary school, church and pub. This property boasts three good sized bedrooms, a modern family bathroom, large living room, open plan kitchen/dining room, conservatory, utility room, downstairs W.C, driveway, detached garage and attractive garden. This property could be perfect for young families or first time buyers wanting a countryside location that has easy access to Mold and the A55 with plenty of amenities nearby whilst being in an idyllic location.

Tenure: Freehold, EPC Rating: D60 , Council Tax Band:D



Accommodation

This attractive property is accessed via a composite front door leading into the porch.

Porch

Having space for coats and shoes and a door leading into the entrance hallway.

Entrance hallway

Having stairs leading up to the first floor, door off, radiator, lighting, power and partially paneled walls.

Living Room

14'1" x 12'1" (4.3 x 3.7)

A bright and spacious living room having wooden flooring, decorative fireplace with electric fire with wooden lintel over and sat on a stone hearth, double glazed decorative bay window to the front elevation, television aerial point, power points, lighting and radiator and a door leading through to the kitchen.



Kitchen/Dining Room

16'0" x 9'6" (4.9 x 2.9)

An attractive and well designed kitchen with dining area, having wooden flooring, wall, drawer and base units with quartz worktops over, peninsula breakfast bar with quartz worktop and drawer units and seating void below and an inbuilt induction hob on top, integrated fridge freezer, oven and dishwasher, belfast sink with golden mixer extendable tap over, double glazed window and door leading into the conservatory, space for a dining table, cupboard that has been converted into a coffee/breakfast station, power points, lighting, full length radiator and door leading into the utility room.

Utility Room

4'11" x 4'7" (1.5 x 1.4)

A useful room situated off the kitchen, having a composite door leading to the driveway and a wooden sliding door leading to the W.C, wooden flooring, void and plumbing for a washing machine, double glazed window to the side elevation, lighting and power.

W.C

4'11" x 3'3" (1.5 x 1.0)

With wooden flooring, double glazed window to the side elevation, low flush W.C, hand wash basin with mixer taps over and inbuilt vanity unit below, mirror with lighting and tiled splashback.



Conservatory

13'5" x 5'10" (4.1 x 1.8)

Being off the back of the kitchen and overlooking the beautiful rear garden, having tiled flooring, double glazed uPVC windows to all aspects and a uPVC double glazed door to the side elevation leading out onto the garden, radiator, lighting and power points.

First Floor Landing

With stairs leading up from the entrance hallway, doors off, loft access hatch, power and lighting.

Bedroom Three

7'6" x 6'10" (2.3 x 2.1)

Having a double glazed window overlooking the rear garden, radiator, power points and lighting.

Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

A large double bedroom with a double glazed window overlooking the rear garden, radiator, power points and lighting.

Bedroom One

11'9" x 8'10" (3.6 x 2.7)

A generous sized double bedroom with a decorative double glazed window to the front elevation, radiator, power points, lighting and a decorative paneled wall.

Bathroom

7'10" x 6'2" (2.4 x 1.9)

A modern style bathroom having wooden flooring and partially tiled walls, low flush W.C, hand wash basin with mixer taps over, wall mounted rainfall shower over P-shaped bath, decorative and obscure double glazed window to the front elevation, airing cupboard, extractor fan, chrome heated towel rail and lighting.

Outside

The front of this property benefits from a driveway with ample off road parking, a single detached garage and an attractive lawned area with mature shrubs.

To the rear of the property is a beautiful and well manicured garden that is easily maintainable, with a slated area with raised re modeled garden which is mainly laid to lawn with an attractive patio area perfect for alfresco dining and is bound by timber fencing and mature shrubs.

Description

Cae derwen is a quiet cul-de-sac situated in the sought after village of Llanferres, being just a stone's throw away from the village primary school, church and pub and within easy access to Mold and the A55 as well as Loggerheads country park and Moel Famau.

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

Turn right onto Ty'n-Llan

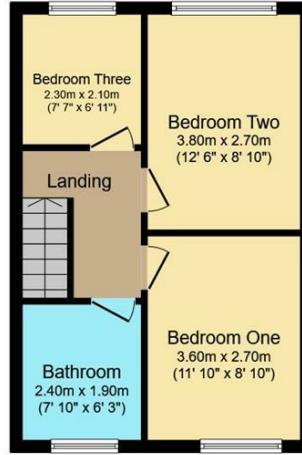
Turn left towards Cae Derwen

Turn right onto Cae Derwen





Ground Floor
Floor area 57.5 sq.m. (619 sq.ft.)



First Floor
Floor area 36.7 sq.m. (396 sq.ft.)

Total floor area: 94.2 sq.m. (1,014 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		83
(69-80) C		
(55-68) D	60	
(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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