



**Wood Bank Ruthin Road,  
Gwernymynydd, CH7 5LQ**

**£405,000**

 3  1  2  E

**EPC - E40**

**Council Tax Band - F**

**Tenure - Freehold**



# Ruthin Road, Gwernymynydd

## 3 Bedrooms - House - Detached

**\*\* Available with No Onward Chain\*\*** This attractive detached property in the sought after village of Gwernymynydd offers, three good sized bedrooms, one with a Juliet balcony with spectacular views over Moel Famau and the surrounding countryside, a large and modern family bathroom, living room, spacious and modern open plan kitchen/diner with french doors leading out to the patio area, an expansive garden with both lawned and patio areas and a large driveway with ample off road parking as well as a single detached garage.

This stylish property really must be viewed to appreciate the extent of the views and quality of the renovation.

Tenure: Freehold, EPC Rating:E40 , Council Tax Band:F



### Accommodation

This attractive property is accessed via a composite door with decorative windows, opening into the entrance hallway.

### Entrance Hallway

A bright hallway with a uPVC double glazed window to the side elevation, radiator, thermostat heating control panel, power points, lighting, doors off and stairs leading up to the first floor landing and under stair storage.

### Living Room

12'5" x 11'9" (3.8 x 3.6)

Having a feature fireplace with electric fire, uPVC double glazed bay window to the front elevation, radiator, power points and lighting.

### Kitchen/Dining Room

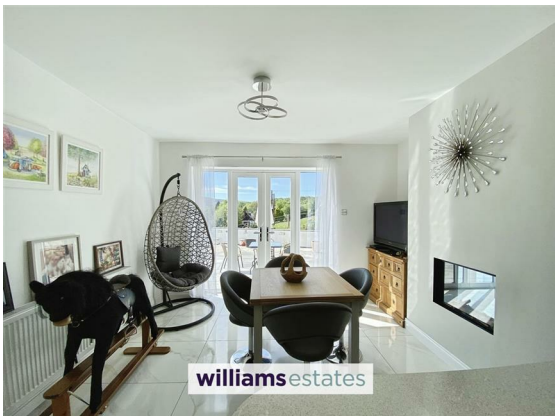
17'8" x 19'0" max (5.4 x 5.8 max)

An attractive and modern Kitchen with dining area, having a fire place with electric fire, peninsula island with built in AEG induction hob with electric extractor fan above and seating area as well as base units below, integrated fridge freezer, integrated washing machine and dish washer, integrated AEG oven and microwave, matt effect sink with mixer taps over, cupboard housing the Worcester boiler, wall, drawer and base units with quartz worktops over, uPVC double glazed window to the rear elevation, skylight and a uPVC door to the side elevation, additional uPVC double glazed french doors and window opening out onto the patio area, power points, down lighting and base board lighting, radiator and marble style tiled flooring.



### First Floor Landing

Turned stairs lead up to the first floor landing having a wooden balustrade with glass panes, uPVC double glazed window overlooking the side garden, loft access hatch, lighting and doors off.



## Bathroom

9'2" x 6'10" (2.8 x 2.1)

A modern family bathroom with tiled flooring, obscure uPVC double glazed window to the side elevation, partially tiled walls, corner shower cubicle with wall mounted shower and rainfall shower head, oval free standing bathtub with mixer taps over and hand held shower over, low flush W.C, hand wash basin with mixer taps over, mirror with lighting, downlighting and extractor fan.

## Bedroom One

12'1" x 11'9" (3.7 x 3.6)

A generous sized double bedroom with full length uPVC double glazed french doors leading out to a Juliet balcony with stunning views of Moel Famau and the surrounding countryside, radiator, power points and lighting.

## Bedroom Two

13'9" x 11'9" (4.2 x 3.6)

A generous sized double bedroom with a uPVC double glazed bay window over looking the countryside to the front elevation, power points, lighting and radiator.

## Bedroom Three

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

Having a uPVC double glazed window with beautiful countryside views, radiator, power points and lighting.

## Outside

This property benefits from an impressive front and side garden being laid to lawn at the front and with stone patio areas to both sides, perfect for alfresco dining, a long driveway with ample room for many cars to park off road, a detached single garage with storage room to the rear. The garden boasts stunning and elevated views of the surrounding countryside including Moel Famau.

## Description

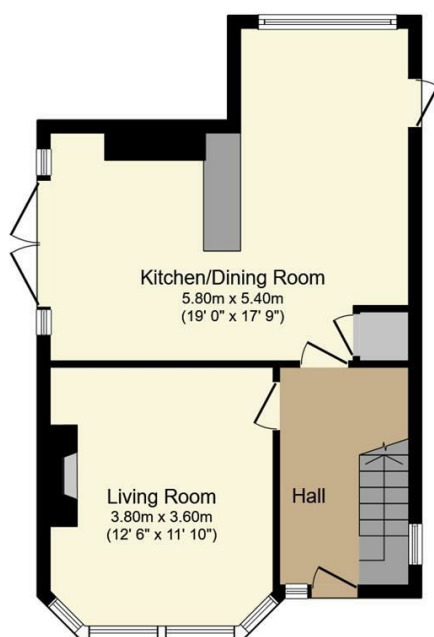
Woodbank is situated in the sought after village of Gwernymynydd just a short distance from the market town of Mold. Loggerheads country park is just a short walk away along with local pubs and a petrol station. Gwernymynydd has its own primary school making it a great location for young families.

## Directions

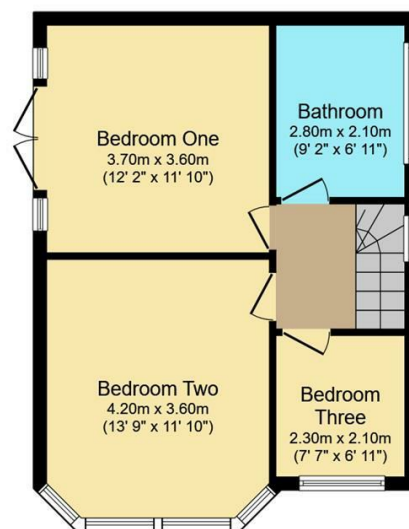
From our Mold office, head south-west on Chester St/A5119 towards High St/B5444 for 1.0 mi, at Gwernymynydd Roundabout, take the 2nd exit onto A494, follow this road up the hill and past the Maeshafan turning and continue slightly down the hill, Woodbank will be situated on the right hand side.







**Ground Floor**  
Floor area 49.5 sq.m. (532 sq.ft.)



**First Floor**  
Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 94.3 sq.m. (1,015 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            | 66        |
| (39-54) <b>E</b>                            | 40                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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