



**1 Tai Nestig, Gwernaffield, Flintshire,
CH7 5DF**

£180,000

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EPC - D55 Council Tax Band - C Tenure - Freehold

Tai Nestig, Gwernaffield

2 Bedrooms - House - Terraced

Charming Two-Bedroom End-of-Terrace Home in Sought-After Village Location

Nestled in a desirable rural village, this beautifully presented two-bedroom end-of-terrace property offers the perfect blend of countryside living with modern convenience. Boasting a driveway and an integrated single garage, the home sits on a generous plot with a private rear garden, complete with a patio area—ideal for outdoor entertaining or relaxing in the sunshine. Located in a peaceful, sought-after village, the home benefits from, a local primary school and church, as well as excellent public transport links and easy access to stunning countryside walks. This is a fantastic opportunity for first-time buyers, downsizers, or anyone looking to enjoy village life within easy reach of local amenities.

EPC - D55, Council Tax - C, Tenure - Freehold



Accommodation

Quarry tiled step and storage cupboard housing the gas and electric meters. Wooden glazed panel door leading into;

Hallway

Built in storage cupboard with hot water tank and ample storage, radiator. Door access into;

Kitchen

8'10" x 8'7" max (2.69 x 2.62 max)

With a range of wall, drawer and base units with worktops over and tiled splashback. Stainless steel sink and drainer with mixer tap, void for washing machine and fridge/freezer. Built in hob, oven and extractor. With wooden double glazed casement window to the front elevation, radiator, power points and lighting.



Living Room

16'0" x 11'5" (4.9 x 3.5)

Bright airy room with large double glazed french doors leading onto the patio, double glazed window to the rear elevation, stairs leading to the upper floor and landing, radiator, television aerial point, power points and lighting.

Stairs & Landing

Loft access with drop down ladder, radiator. Doors leading off to all rooms;

Bedroom One

12'9" x 10'9" (3.9 x 3.3)

A large double bedroom with double glazed window the rear elevation, radiator, built in storage cupboard, power points and lighting.

Bedroom Two

9'10" x 8'10" (3.00 x 2.7)

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



Bathroom

6'10" x 5'10" (2.1 x 1.8)

Having partially tiled walls, tiled flooring, radiator, double glazed window to the front elevation. White bathroom suite with bathtub with mixer taps over and wall mounted shower, pedestal hand wash basin with mixer taps over and low flush WC.

Outside

To the front of the property is a driveway providing off road parking and leading to an integrated single garage with up and over door.

The rear of the property boasts a good sized private garden being paved and having a raised tier patio area with large built in shed and storage, the property is bound with a timber fence and provides rear access to the garage.

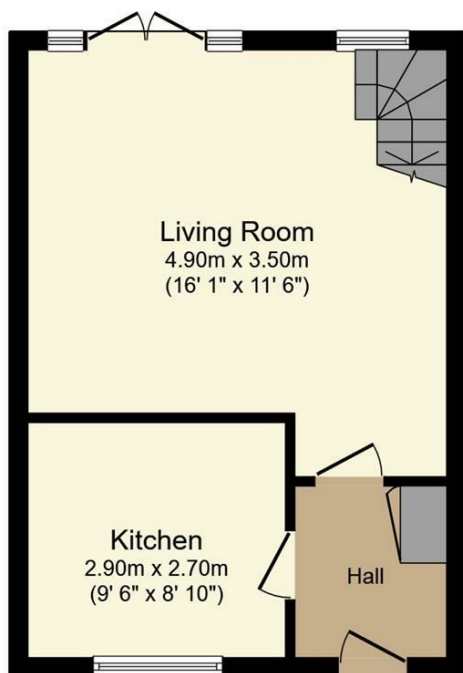
Description

Tai Nestig is a quiet cul-de-sac situated in the sought after village of Gwernaffield. The village of Gwernaffield offers a church, primary school and excellent access to the countryside and public transport links. The market town of Mold is just a short drive away providing larger shops, further schools and amenities.

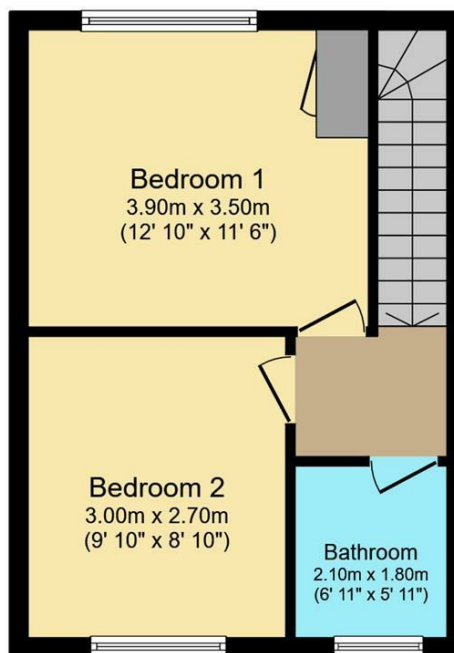
Directions

From the Agents Mold Office, proceed to the Tesco's roundabout take the first exit to the next roundabout, taking the first exit at the smaller roundabout onto Dreflan and bend around the corner onto Greenfield Road. Proceed into the village of Gwernaffield and turn right at the Church and The Hand Inn and proceed for 250 Yards and Tai Nestig will be found on the left hand side with the subject property directly in front as indicated by the To Let Board.





Ground Floor
Floor area 33.6 sq.m. (361 sq.ft.)



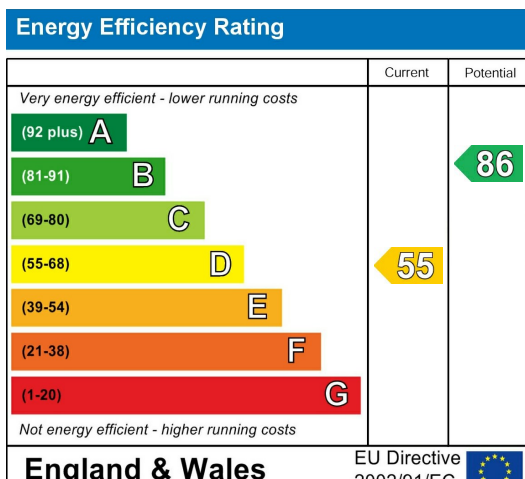
First Floor
Floor area 33.6 sq.m. (361 sq.ft.)

Total floor area: 67.1 sq.m. (723 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.



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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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