

**Y Lletty Ruthin Road, Gwernymynydd,
Mold, CH7 5LG**

£244,950

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EPC - F25

Council Tax Band - D

Tenure - Freehold

Ruthin Road, Mold

3 Bedrooms - House - Semi-Detached

**** No Onward Chain ****

Williams Estates are delighted to present this ideal family home, situated in a sought after countryside location of Gwernymynydd. This impressive property benefits from three generous double bedrooms, a family bathroom, downstairs W.C, two large reception rooms, a generous sized kitchen, two attics for ample storage, off road parking for multiple vehicles and a private lawned rear garden with an outbuilding. This property is within walking distance from Loggerheads Country Park and just a short drive from the popular market town of Mold.

Tenure:Freehold, EPC Rating: F25, Council Tax Band:D



Accommodation

This lovely family home is accessed via a double glazed door leading into the porch.

Porch

Having the original decorative tiled flooring and a glass door to the entrance hallway.

Entrance Hallway

Having a radiator, power points, lighting, doors off and stairs leading up to the first floor landing.

Living Room

14'9" x 11'9" (4.5 x 3.6)

Having the original parquet flooring, uPVC double glazed bay window to the front elevation, inset fireplace with log burner stove, sat on a slate hearth, radiator, original ceiling coving, television aerial point, power points and lighting.

Dining Room

13'4" x 12'9" (4.08 x 3.9)

Having wooden style flooring, radiator, original fireplace with decorative tiled hearth, power points, lighting, uPVC double glazed window to the rear elevation, door to the W.C and being partly open plan with the kitchen.

Kitchen

16'6" x 9'6" (5.05 x 2.9)

A large and bright kitchen with wall, drawer and base units with wooden worktops over, space and plumbing for a washing machine, space for a dishwasher, tiled splashbacks, uPVC double glazed window to the side elevation, uPVC double glazed French double doors opening out onto the rear garden, integrated oven and electric hob with extractor hood over, cupboard housing the boiler, space for dining table, power points and downlighting.

W.C

Having a low flush W.C, tiled flooring, pedestal hand wash basin with taps over and tiled splashback.



First Floor Landing

Having stairs leading up from the entrance hall, doors off, radiator, power points, lighting, airing cupboard for storage and loft access hatches to both sections of the attic (the attic is in two sections and covers the full upper footprint of the property).

Bedroom One

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

A large and spacious double bedroom with full width built in mirrored wardrobes, two double glazed uPVC windows to the front elevation, power points, lighting and radiator.



Bedroom Two

11'5" x 9'6" (3.5 x 2.9)

A double bedroom with full width built in mirrored wardrobes, radiator, power points, lighting and a double glazed uPVC window overlooking the rear garden.

Bedroom Three

9'6" x 8'10" (2.9 x 2.7)

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



Bathroom

6'10" x 6'2" (2.1 x 1.9)

A family bathroom with tiled flooring and partially tiled walls, obscure uPVC double glazed window to the side elevation, bathtub with mixer taps and wall mounted shower over, W.C, pedestal hand wash basin with taps over and chrome heated towel rail.

Outside

To the front of the property is a driveway with off road parking for multiple vehicles. To the rear of the property is a private lawned garden bound by a brick wall and mature hedging. The garden benefits from a patio area with pergola over and an outbuilding that offers power, lighting and has a secure uPVC double glazed door and window.



Description

Y Lletty is situated in an idyllic countryside location between Mold and Loggerheads, making it a great base for those families that enjoy the outdoors. Local shops, pubs, schools and amenities are just a short distance away.

Directions

From our Mold office, continue left along chester road. At the roundabout take the right towards Gwernymynydd. Continue up the hill through the centre of Gwernymynydd, at the brow of the hill before the road heads down the hill, the property can be found on your left.



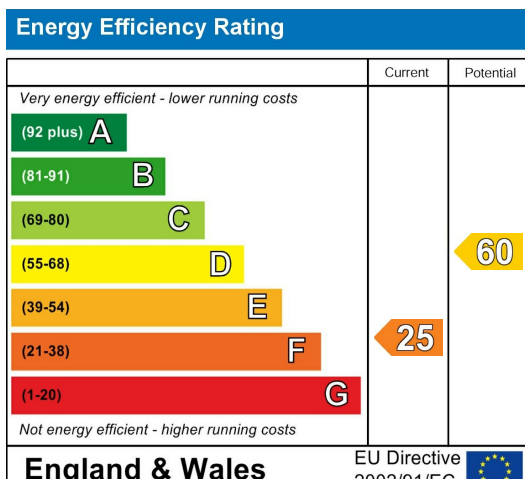


Total floor area: 122.3 sq.m. (1,316 sq.ft.)

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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