

williams estates



**5 Bwlch-Y-Ddeufryn, Gwernaffield,
Mold, Flintshire, CH7 5EA**

£680,000

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EPC - D68

Council Tax Band - G Tenure - Freehold

SUMMARY

Williams Estates are delighted to welcome to the market this impressive 5-Bedroom Detached Home, located in the sought-after village of Gwernaffield, this spacious property offers stylish, modern living with expansive landscaped gardens and a fully powered, insulated summer house. Featuring a high-specification open-plan modern kitchen and family room, large dining room, utility room, study and a striking galleried landing, four large stylish bathrooms and set amongst 1/3 acre of beautiful gardens. This home is perfect for rural family life and entertaining.

Set close to Mold Golf Course, a local pub, primary school, and church, and just a short drive from Mold town centre, Loggerheads Country Park, and Moel Famau.

Early viewing is highly recommended.

Tenure: Freehold, EPC Rating: D68, Council Tax Band:G



Accommodation

This impressive family home is accessed via a double glazed front door with a decorative pane, leading into the entrance porch.

Entrance Porch

6'7" x 6'7" (2.01 x 2.01)

An enclosed porch with two double glazed windows, polished ceramic tiled flooring, coved ceiling, panelled radiator, oak framed and panelled door with double glazed windows opening out to the impressive galleried reception hall.

Galleried Reception Hall

16'9" x 11'3" (5.13 x 3.43)

A light and spacious hall, boasting a high vaulted ceiling with four velux roof lights, bespoke oak staircase leading up to the first floor landing, oak flooring, coved ceiling, built in cupboard with useful shelving for storage, panelled radiator and twin oak panelled doors with bevelled glass opening into the lounge.

Living Room

16'6" x 12'11" (5.03 x 3.96)

A large and open living room, taking full advantage of the surrounding garden views, with a wide double glazed window to the gable end with a section that opens out onto the south side of the patio area, two further double glazed windows, feature fireplace with solid oak surround and a polished granite hearth, television aerial point, coved ceiling, oak flooring, panelled radiator, power points and lighting.

Dining Room

17'5" x 11'6" (5.31 x 3.53)

A spacious dining room with oak flooring, twin glazed doors leading to the entrance hall, two double glazed windows to the front elevation, coved ceilings, two panelled radiators, power points and lighting.

Kitchen

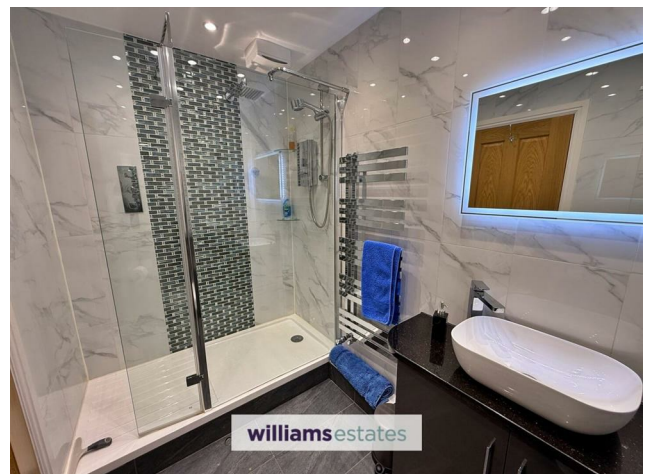
17'5" x 11'5" (5.31 x 3.48)

A stylish and modern kitchen that has been recently renovated to a high quality, being open plan with the family room and having a range of soft close wall, drawer and base units with granite worktops over. Dividing the kitchen from the family room is a large breakfast bar with a granite worktops with decorative lighting over and seating beneath, AEG induction hob with extractor hood above, void and plumbing for washing machine, inset sink with mixer tap over, MEILE integrated fan ovens, steam oven and microwave, additional wall units, power points with usb charging points, pull out larder unit and soft close drawers, integrated wine racks and tiled flooring.

Family Room

23'7" x 11'10" (7.19 x 3.61)

Being open plan with the kitchen and being a light and airy room, having high vaulted ceilings with exposed purlins, rafters and two double glazed velux roof lights, central arched window including two double glazed doors that lead out onto the rear garden, five further double glazed windows, feature stone chimney breast with recess and a cast iron multi fuel fire grate, ceramic tiled floor and three radiators.





Utility Room

5'8" x 5'8" (1.75 x 1.73)

A useful room with fitted base and wall units with rolled top work surface over and inset single drainer sink, void and plumbing for washing machine, void for tumble dryer, extractor fan and ceramic tiled flooring continuing through from the kitchen.

Side Hall

10'9" x 4'9" (3.30 x 1.47)

Having ceramic tiled flooring to match the kitchen, a double glazed door leading out to the garden, ceiling downlights and a panelled radiator.

Cloakroom

4'9" x 2'9" (1.45 x 0.84)

Comprising of a low flush W.C, travertine style tiled walls, double glazed window, extractor fan and radiator.

Bedroom Four

13'8" x 12'5" (4.17 x 3.81)

A generous double bedroom having an extensive range of fitted wardrobes with a combination of hanging rails and shelving, mirrored dressing table with storage cupboard over, double glazed door with matching panels either side that leads out onto the south facing patio area of the rear garden.



En-Suite Shower Room

8'11" x 4'11" (2.74 x 1.52)

Having a walk in shower cubicle with glazed screen and high output thermostatic wall mounted shower, pedestal wash basin with mixer taps over, low flush W.C, floor to ceiling tiled walls, extractor fan, double glazed window, radiator and stone effect ceramic tiled flooring.

Bedroom Five

12'5" x 8'11" (3.81 x 2.74)

A double bedroom with a double glazed window, built in wardrobes providing hanging rails and shelving, panelled radiator, power points and lighting.



Study

13'1" x 8'0" (4.01 x 2.44)

Having a double glazed window, panelled radiator, power points and lighting.

Shower Room

8'7" x 5'1" (2.62 x 1.57)

This well decorated shower room comprises of a luxury shower enclosure with a wide set shower tray with glazed screen and wall mounted high output thermostatic shower, fitted vanity unit containing a hand was basin with mixer taps over, low flush W.C and a granite worktop over, tiled flooring, downlighting and a chrome heated towel rail.

Galleried Landing

A bright and airy landing with four double glazed velux roof windows, coved ceiling, radiator and oak flooring.

Bedroom One

20'4" x 17'5" (6.22 x 5.33)

A large and spacious bedroom with dual aspect, having a uPVC double glazed window to the rear overlooking the stunning views of the landscaped gardens, recesses to accommodate wardrobes or storage, radiators, power points, lighting and oak flooring.



En-Suite Bathroom

8'2" x 8'2" (2.49 x 2.49)

Comprising a luxury white suite including a large corner bathtub with thermostatic shower attachment, separate walk in floor level shower enclosure with curved glazed screen and a wall mounted rainfall shower, a vanity unit incorporating a large wash basin and a low flush W.C, fully tiled walls with travertine style tiles, polished ceramic floor tiling, two velux roof lights, downlights, wall mounted mirror with inset lighting, extractor fan and a chrome heated towel rail.

Bedroom Two

14'7" x 10'0" (4.47 x 3.05)

A dual aspect double bedroom room with two double glazed windows and a velux roof light, high vaulted ceiling with coving, panelled radiator, power points, lighting and a panelled door leading to the family bathroom.

Bedroom Three

15'1" x 10'0" (4.60 x 3.05)

A good sized double bedroom with a vaulted ceiling and velux double glazed skylight, double glazed window towards the gable end with views across the village, access to large under eaves storage area which is boarded, coved ceiling, panelled radiator, power points and lighting.

Bathroom

9'6" x 8'3" (2.92 x 2.54)

A luxury suite comprising of a large corner bathtub with wall mounted shower, separate shower cubicle with curved glass screen and rainfall shower over, vanity unit with built in hand wash basin and low flush W.C, two double glazed velux roof lights, polished travertine effect flooring and walls with decorative dado, wall mounted mirror with inset lighting, extractor fan and chrome heated towel rail.

Garden Room/Summer House

A picturesque wood cabin style summer house, being fully insulated and having power and lighting. This room could be perfect as a work from home office, relaxation den or play house for children.

Outside

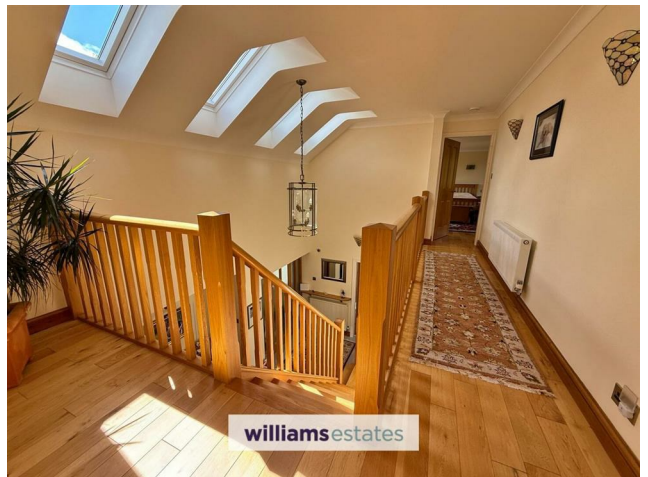
The property benefits from a plot of 1/3 of an acre of land and is accessed via bespoke electronically operated ornamental gates, opening to a large tarmacked area that extends across the majority of the front elevation of the property providing ample parking.

The expansive and carefully manicured gardens are mainly laid to lawn and benefit from a large paved patio area, perfect for alfresco dining, as well as an ornamental pond.

Description

The property boasts around 1/3 of an acre plot of land and is part of a small and secluded cul-de-sac of five bespoke properties.

Gwernaffield is a sought after rural village on the outskirts of the market town of Mold. The village benefits from a local primary school and has countryside walks from the doorstep.





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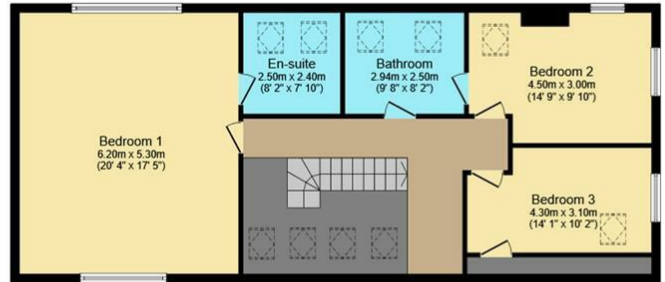


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Ground Floor

Floor area 167.4 sq.m. (1,802 sq.ft.)



First Floor

Floor area 97.9 sq.m. (1,053 sq.ft.)

Total floor area: 265.3 sq.m. (2,856 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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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