



**3 Hill View Gwernaffield Road,
Gwernaffield, Mold, CH7 5DW**

£210,000

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EPC - E46 Council Tax Band - C Tenure - Freehold

Gwernaffield Road, Mold

3 Bedrooms - House - Terraced

Situated in the sought after village of Gwernaffield, Mold, this delightful three-bedroom end of terrace house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious living room, complete with a cosy log burner fire, ideal for those chilly evenings. The inviting atmosphere is perfect for both relaxation and entertaining.

The property boasts a well-appointed kitchen that leads to a convenient utility area, providing ample space for laundry and additional storage. The large family bathroom is thoughtfully designed, ensuring that all your needs are met. Each of the three bedrooms is generously sized, offering plenty of room for family or guests.

Outside, the picturesque front garden adds to the property's charm, creating a lovely space to enjoy the outdoors. Additionally, the property includes an allocated parking space, providing ease and convenience.

This home is not only a wonderful place to live but also a fantastic opportunity for those seeking a peaceful yet vibrant community. With its attractive features and prime location, this end of terrace property is sure to appeal to families and individuals alike. Don't miss the chance to make this lovely house your new home.



Accommodation

This property is accessed via a uPVC double glazed door leading into the living room.

Living Room

12' 8" x 11' 2" (3.86m x 3.41m)

This welcoming living room is a cosy retreat featuring a wood-burning stove set within a traditional fireplace, lending warmth and character to the space, an ideal spot for relaxing or entertaining.

Kitchen

11' 3" x 10' 6" (3.44m x 3.21m)

The kitchen offers a practical and homely space with a range of white cabinetry and wood-effect worktops. It features a freestanding cooker with extractor hood over and space for a dining table at its centre, providing a comfortable area for casual meals. The flooring is tiled, a separate laundry/ utility room is conveniently accessed from here.

Utility/Laundry Room

Situated adjacent to the kitchen, the utility room provides space and plumbing for laundry appliances and additional storage, helping to keep the main living areas clutter-free. The bathroom is accessed off the utility.

Bathroom

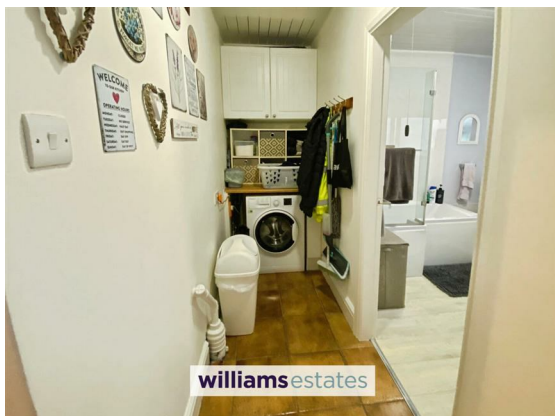
8' 3" x 7' 7" (2.52m x 2.30m)

A large family bathroom which features a modern white suite including a bathtub with a shower above, low flush W.C, a vanity unit with ample storage beneath the sink, light wood-effect flooring and a frosted window allowing natural light while maintaining privacy.

Bedroom One

12' 2" x 11' 4" (3.72m x 3.45m)

A spacious and light double bedroom with beautiful views over the front garden and countryside beyond, space for wardrobes, airing cupboard, radiator and power points.



Bedroom Two

12' 2" x 7' 8" (3.70m x 2.34m)

A double bedroom that benefits from natural light through a window overlooking the countryside beyond, making it cosy and inviting.

Bedroom Three

8' 11" x 7' 3" (2.71m x 2.22m)

This cosy bedroom provides a practical space that can serve as a single bedroom or a study. This room has plenty of light flooding in from the large velux window.

Outside

The front exterior features a quaint gravelled seating area with decorative planters, bordered by traditional stonework and brick walls. It provides a welcoming spot to enjoy the outdoors and complements the character of the property's façade.

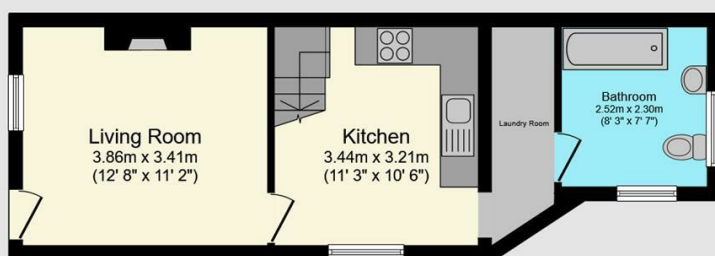
The garden is a delightful outdoor space with a level lawn bordered by mature hedging and flower beds. A neat stone path runs along one side, leading to a charming archway that opens into a further garden area with gravel seating and blue wooden benches. This peaceful garden is ideal for relaxing or enjoying gardening, with plenty of space for outdoor activities.

There is an allocated parking spot to the front of the property.

Directions

From our Mold office, continue right on Chester street. At the roundabout take the first exit and continue, at the second roundabout take the third exit onto the denbigh road. Turn left onto Dreflan and continue onto Gwernaffield road. Continue on this road until you reach Gwernaffield, the sign for the property can be found on your right after you enter the 20mph speed limit. Park on the road and walk down the short path to Hillview, the property is the end terrace on the right.





Ground Floor

Floor area 34.6 sq.m. (372 sq.ft.)



First Floor

Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 68.2 sq.m. (734 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		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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