



**Sandene Ruthin Road, Gwernymynydd,  
Mold, Flintshire, CH7 5LG**

**£299,950**

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**EPC - E47    Council Tax Band - D    Tenure - Freehold**



# Ruthin Road, Mold

## 2 Bedrooms - Bungalow

An Elevated Two-Bedroom Detached Bungalow with Far-Reaching Views

This attractive and versatile two-bedroom detached bungalow enjoys an elevated position with stunning far-reaching views and a sought-after village location.

The well-planned accommodation features an entrance hall and a spacious lounge/dining area with stairs leading to a useful loft room. There is a fitted kitchen, utility room, bathroom/WC, and a bright sunroom.

Externally, the property offers gardens to the front, side, and rear, together with a single detached garage at road level and additional parking.

Situated in the popular village of Gwernymynydd, which offers limited facilities but lies only a short distance from the historic market town of Mold, where an excellent range of shops, schools, and amenities can be found. The stunning Loggerheads Country Park—an Area of Outstanding Natural Beauty—is also nearby, and the area benefits from excellent road links providing easy access to major centres of employment across the region.



### Front Exterior

The front exterior features a traditional red brick facade with a slate roof. A bright yellow front door provides a cheerful focal point, framed by large windows that allow light into the living areas. The front garden includes a paved terrace with raised beds, creating a welcoming entrance to the home.

### Hall

The entrance hall features attractive herringbone wood flooring and offers access to several rooms. It has a bright stained glass front door and walls painted in a warm green with a simple geometric design, creating a welcoming atmosphere.

### Living Room

14'6" x 10'9" (4.42m x 3.3m)

The living room is a cosy, well-lit space with a large window allowing plenty of natural light. It features wood flooring arranged in a herringbone pattern, a simple pendant light, and a charming fireplace with a dark blue feature wall behind it, adding a touch of character.

### Kitchen

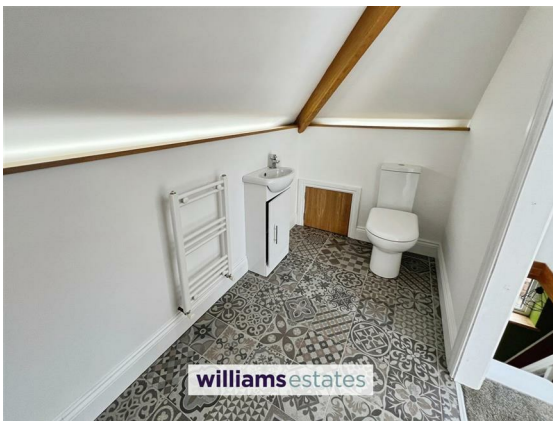
14'6" x 10'9" (4.42m x 3.3m)

The kitchen is a bright and spacious room with wood-effect herringbone flooring and a combination of white cabinets with wooden worktops. There is an integrated oven and extractor fan, and open shelving above the sink adds a practical yet stylish touch. A large window fills the room with light and offers views out to the garden.

### Bathroom

6'0" x 5'8" (1.83m x 1.75m)

The bathroom is a compact space featuring a white bath with a glass shower screen, a white vanity sink unit, and a toilet. The walls are tiled in a light, neutral colour with a classic subway tile design, complemented by a black and white patterned floor, creating a fresh and clean look.



### Loft Room

18'11" x 9'3" (5.77m x 2.84m)

The loft room is a generous, airy room situated on the first floor with a pitched ceiling and exposed wooden beams. It benefits from two large skylight windows that flood the room with natural light. The room features fitted storage units along the lower walls, a cosy carpet, and a bright, neutral décor that emphasises the spaciousness.

### Loft Room W.C.

9'4" x 4'6" (2.87m x 1.38m)

The en-suite bathroom is a practical space set under the sloped ceiling. It includes a toilet, a small sink with a vanity unit, and a heated towel rail. The room is decorated in crisp white with patterned flooring adding subtle interest.



### Bedroom

10'9" x 8'8" (3.28m x 2.65m)

Bedroom 2 is a medium-sized room with a large window looking out to the garden. It has a light, neutral décor and wood-effect flooring with a vertical wood panel feature wall that adds warmth and texture to the space.



### Bedroom

8'8" x 9'8" (2.65m x 2.96m)

Bedroom 3 is a smaller room featuring a window that looks out to the rear of the property. It has wood-effect flooring and simple neutral walls, making it a versatile space suited to a variety of uses.

### Utility Room

10'0" x 6'10" (3.07m x 2.09m)

The utility room is a practical space with a large window to the side. It houses some basic white cabinetry, space for appliances, and has bare flooring ready for your own choice of finish.

### Sun Room

11'3" x 7'0" (3.45m x 2.15m)

The conservatory is a light and airy extension with a glass roof and large windows looking out over the paved rear garden. It has a rustic wooden ceiling and laminate flooring with a wood effect. French doors open directly out to the garden, blending indoor and outdoor living.

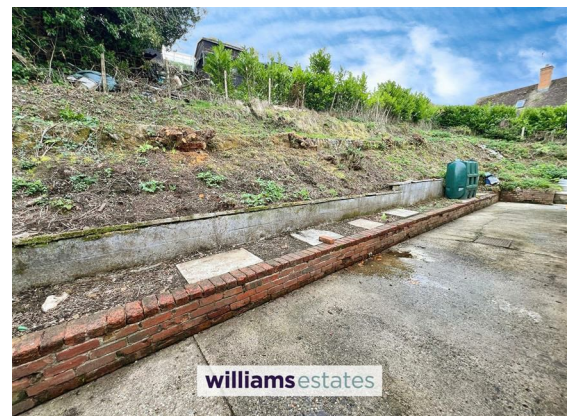


### Rear Garden

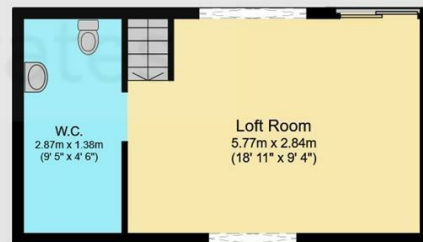
The rear garden comprises a generous paved patio area ideal for outdoor seating and entertaining. It is bordered by low retaining walls and a variety of mature planting, offering a private and peaceful outdoor space with delightful views of the surrounding countryside.

### Garage

The garage is a single unit finished with matching brickwork and a white up-and-over door. It has a driveway providing parking space in front, with stone walls to either side adding privacy and character.







Total floor area: 138.6 sq.m. (1,491 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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#### 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>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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