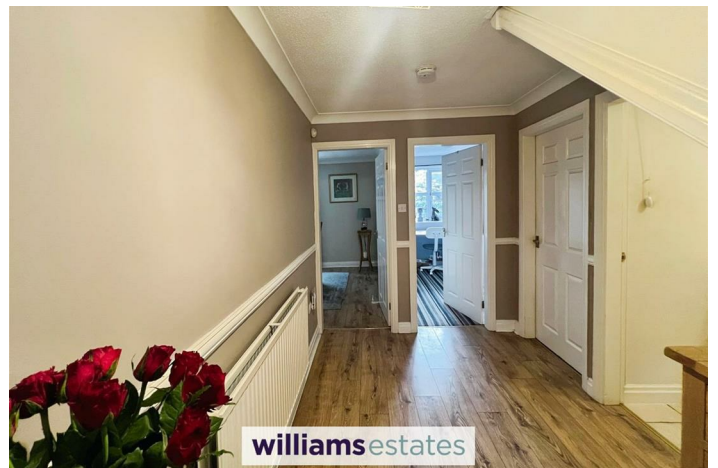




12 Cae Gwyn, Llanferres, Mold, CH7 5SL

£520,000



EPC - null

Council Tax Band - F

Tenure - Freehold

Cae Gwyn, Mold

4 Bedrooms - House - Detached

A spacious four bedroom detached family home, complete with off-road parking and a double garage, tucked away in the sought-after village of Llanferres. Early viewing is highly recommended to fully appreciate everything this property offers. The well-planned accommodation includes an entrance porch, welcoming hall, lounge, dining room, kitchen, utility room, conservatory, WC, four double bedrooms, an en suite and a family bathroom. Outside, the property enjoys a private, enclosed rear garden.

Set in the heart of the desirable village of Llanferres just off the A494, the location is renowned for its natural beauty and access to outdoor pursuits. The village benefits from a well-regarded primary school, a historic church, and a popular local inn. Nearby towns Mold and Ruthin offer a broad range of amenities, leisure facilities and secondary schools, making this an ideal spot for comfortable family living.



Front Exterior

The driveway and front garden offer a well-maintained, welcoming exterior with parking space for multiple vehicles in front of the integral double garage. The garden is laid mainly to lawn with some shrubbery, providing an attractive entrance to the property.

Lounge

15' 9" x 11' 5" (4.80m x 3.48m)

This inviting lounge offers a warm and welcoming atmosphere with a classic fireplace as its focal point. A relaxed space ideal for sitting with family or entertaining guests. The room opens through double doors into the dining area, allowing for a natural flow between the two spaces.

Dining Room

14' 8" x 10' 11" (4.47m x 3.33m)

The dining room is a comfortable space that easily accommodates a large table and seating, perfect for family meals or entertaining guests. It benefits from natural light through the window and features a practical floor that complements the adjoining lounge. Double doors connect it to the lounge, enhancing the sense of space.

Kitchen

14' 2" x 10' 8" (4.32m x 3.25m)

This kitchen is well-equipped with a range of fitted cabinets in a soft tone, tiled flooring, and ample workspace. A sizeable window above the sink allows natural light to fill the room, and a door leads into the utility room for added convenience.

Utility Room

10' 3" x 6' 2" (3.12m x 1.88m)

A practical utility room fitted with wall and base cupboards providing good storage and workspace. There are voids and plumbing for essential appliances including a washing machine and tumble dryer, and benefits from linoleum flooring. There is a door providing access to the side of the property.

Conservatory

10' 5" x 9' 7" (3.18m x 2.92m)

The conservatory is a bright and airy space that enjoys views over the rear garden. With tiled flooring and ample glazing, it offers a lovely spot to relax and enjoy the outdoors from the comfort of indoors. This room gives a cosy yet spacious feel.

Hall

The hallway welcomes you into the home with neutral walls. It provides access to the lounge, dining room, study, kitchen, and downstairs cloakroom. The staircase leads to the first-floor landing.



Study

10' 11" x 6' 4" (3.33m x 1.93m)

This study provides a quiet and compact space, ideal for working from home or as a hobby room. It includes a window for natural light and neutral decor.

Bathroom

10' 2" x 7' 10" (3.10m x 2.40m)

The family bathroom is a spacious room fitted with a separate shower enclosure, a freestanding clawfoot bath, a pedestal sink, and a toilet. The walls are tiled in a light tone, complementing the pale floor tiles, creating a bright and fresh feel.

Landing

Situated on the first floor, this landing area is carpeted and offers access to all four bedrooms, the family bathroom, and the en-suite to the main bedroom. It features a large window bringing in natural light and has a neutral decor that creates a warm, welcoming space.

Main Bedroom

16' 8" x 12' 9" (5.08m x 3.89m)

The main bedroom is a generously sized room featuring a large window overlooking the garden. This room benefits from its own en-suite shower room, enhancing privacy and convenience.

En-Suite

10' 6" x 4' 11" (3.20m x 1.50m)

The en-suite shower room attached to the main bedroom is fitted with a shower cubicle, pedestal sink, and WC. It is tiled in neutral colours, offering a fresh and modern feel with practical design.

Bedroom Two

16' 10" x 10' 2" (5.13m x 3.10m)

Bedroom Two is a comfortable double room with a window allowing plenty of natural light. It makes for a versatile room for family members or guests.

Bedroom Three

13' 6" x 13' 1" (4.11m x 4.00m)

Bedroom Three is a well-proportioned double room with a large window, carpeted flooring, and neutral decor. It offers a peaceful space with enough room for bedroom furniture and storage solutions.

Bedroom Four

13' 5" x 11' 4" (4.09m x 3.45m)

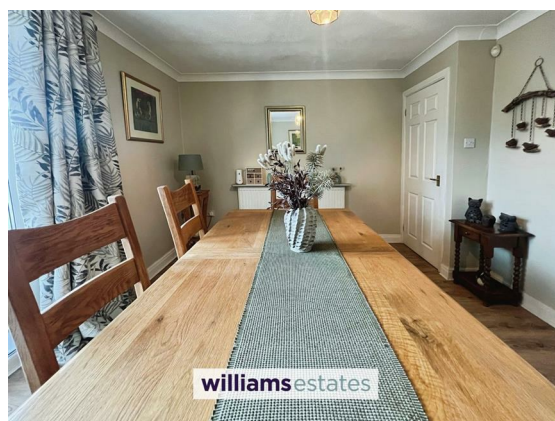
Bedroom Four is a good-sized room with a window providing natural light and carpeted floors. It serves well as a guest bedroom, child's room, or additional office space if required.

Toilet

This convenient downstairs toilet is fitted with a WC and a small sink. It is located off the hall, providing easy access for guests and household members.

Rear Garden

The rear garden offers a generous lawn bordered by mature shrubs and plants, with a paved patio area ideal for outdoor seating and entertaining. It also features a garden shed for storage and is fully enclosed, providing a private and tranquil outdoor space.





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

williams
estates

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		
(39-54) E		
(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.

williamsestates

Call us on
01352 372111
Mold@williamsestates.com