



**Avondale Church Lane, Gwernaffield,
CH7 5DT**

£280,000

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EPC - E51 Council Tax Band - E Tenure - Freehold

Church Lane, Gwernaffield

3 Bedrooms - Bungalow - Detached

An attractive three bedroom detached bungalow situated in a peaceful village location, offering spacious accommodation and beautiful countryside views to the rear. Features include a modern kitchen, comfortable living areas, private rear garden, ample parking and a garage — perfect for those seeking a tranquil rural lifestyle with easy access to local amenities.

Council Tax Band - E Tenure - Freehold EPC - TBC



Accommodation

The property is approached via double gates leading to a driveway with access to the garage and the front of the property which is accessed via a Upvc front door.

Hallway

Light, bright and welcoming hallway with wood-effect flooring. It provides access to the main living spaces, bedrooms and bathroom

Living Room

Lovely bright room with large bay window which floods the room with natural light and overlooks the front of the property.

Kitchen

Having a range of base and wall units with work surfaces over, integrated fridge, integrated dishwasher, built-in electric double oven, double doors leading into the lounge, access to the utility room and entrance hallway. Large window overlooking the rear garden and views over the fields beyond.

Utility Room

Having a range of base and wall units, plumbing for washing machine, sink with drainer below large window overlooking the rear garden, access into s W.C, access to the rear garden and a door leading to rear garden. There is also a door which leads through into the garage.



Bedroom 1

The main bedroom is a double room featuring a large bay window that fills the space with natural light and views over the front garden. It includes built-in wardrobes along one wall offering generous storage.

Bedroom 2

Double room with a window overlooking the rear garden and fields beyond.



Bedroom 3 / Craft Room

Smaller bedroom or study benefits from natural light through the window. Could also be used as a craft room or study.

Bathroom

The bathroom features a corner shower with glass doors, a vanity basin with storage below, and a toilet. The walls are fully tiled with decorative border tiles, while dark floor tiles add contrast. A frosted window allows natural light in while maintaining privacy.

WC

A separate WC is provided with a toilet, small wash basin. The walls are partly tiled.

Garage

The garage has an up and over door, electrics and door to the rear providing access to the utility room.

Rear Garden

The rear garden is a lovely outdoor space with a well-maintained lawn bordered by mature shrubs, plants, and trees. A paved patio area provides room for seating or outdoor dining. At the far end stands a charming wooden garden shed, adding useful storage and enhancing the garden's appeal. The garden enjoys open views over the surrounding countryside, creating a peaceful and private retreat.

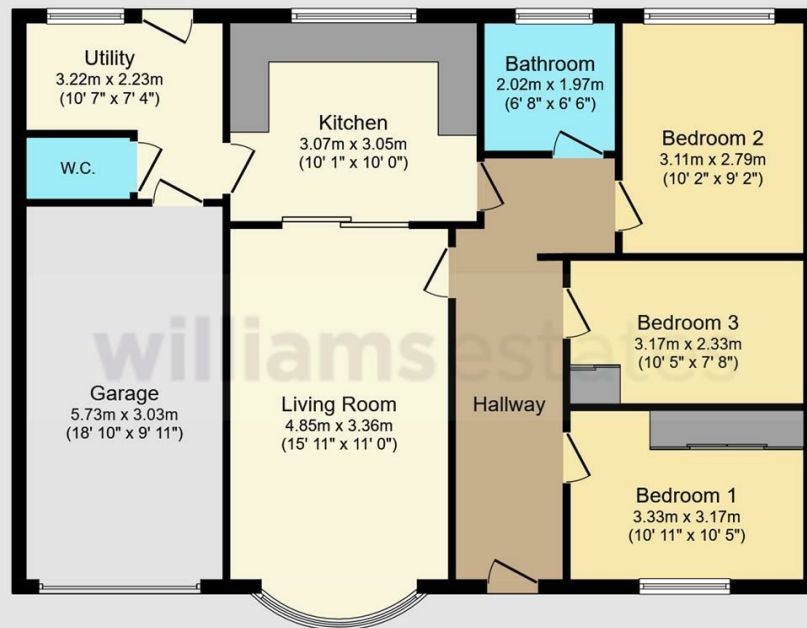
Front Garden

The front garden is neatly maintained with a lawn and some mature shrubs and flowers. A driveway provides off-road parking and access to the garage.

Directions

From our Mold office proceed towards the mini roundabout and take the first exit onto Dreflan follow then turn right onto Gwernaffield Road and follow for approximately 1 mile and continue onto Bwlch y Ddeufryn into the village of Gwernaffield. Turn right onto Church Lane where the property will be found on the right.





Floor Plan
Floor area 103.0 sq.m. (1,109 sq.ft.)

Total floor area: 103.0 sq.m. (1,109 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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