



Cae Derwen, Llanferres, Mold CH7 5SX Offers In Excess Of £240,000

Monopoly Buy Sell Rent are pleased to offer for sale this well-presented detached three-bedroom property situated within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty in the quaint village of Llanferres just south of Moel Famau, offering a peaceful and scenic environment. The well-presented property offers a good-sized lounge diner, modern fitted kitchen, downstairs WC, two double bedrooms, a single bedroom, master en suite and a family bathroom. The property features a driveway for parking and an enclosed rear garden, ideal for outdoor enjoyment. Located close to local amenities, schools, and St Berres, making it an ideal family home in a desirable location.

- Detached Three Bedroom Property
- Well Presented Throughout
- Driveway and Rear Garden
- Freehold Property
- Area Of Outstanding Natural Beauty
- Downstairs WC & Master En Suite
- Close to Local Amenities & Schools
- Council Tax Band E



Hall

A light green composite front door opens into this bright hallway with a double-glazed window on the side that lets in natural light with Bamboo solid wood flooring, stairs lead up to the first floor and doors open to a downstairs WC and the lounge diner.

Lounge Diner

A good-sized lounge diner with Bamboo solid wood flooring having a beautiful central stone fireplace housing a gas fire, creating a cozy focal point. A sliding patio door opens to the rear garden with a radiator, ample space for a dining table and a convenient under the stair's storage cupboard.

Kitchen

A modern kitchen fitted with light grey units having a marble-effect worktop with composite sink having a swan-head mixer tap, electric oven, gas hob, and decorative tiled splashbacks with space for a tall fridge freezer, Bamboo solid wood flooring, spotlights a double-glazed window overlooking the rear garden and an external double glazed door.

Downstairs WC

The downstairs WC features a pedestal sink, a low flush WC with tiled splashbacks, a privacy window, decorative tiled flooring and a radiator.

Landing

The landing has carpeted flooring with a radiator, a useful airing cupboard housing the water tank, doors leading to all rooms, and a hatch providing access to the loft space.

Master Bedroom

The master bedroom features carpeted flooring, with over-bed storage cupboards having wardrobes on each side, a double-glazed window overlooks the front of the property offering views of the surrounding countryside with a radiator underneath, and a door leading you into the en suite.

Master En suite

The master en suite is fitted with a low flush WC, a pedestal sink and a shower cubicle housing a thermostatic shower having tiled splashbacks, vinyl tiled-effect flooring, a radiator, shaving points and a double-glazed window overlooking the side of the property.

Bathroom

The bathroom features a three-piece white suite, including a bath, pedestal sink, and low flush WC, complemented by tiled splashbacks and a decorative tiled-effect floor. It also has a mirrored wall mounted cupboard, an extractor fan, and a large double-glazed window with privacy glazing overlooking the rear of the property.

Bedroom 2

A double bedroom with ample space for storage cupboards, radiator and a double-glazed window offering views of the church and the hills beyond.

Bedroom 3

A dual aspect single bedroom with carpeted flooring with space for a wardrobe, with double-glazed windows to the front and side, filling the room with natural light.

Front Garden

The front of the property features a driveway providing off-road parking for one vehicle with blocked paving and a timber gate providing access to the rear garden.

Rear Garden

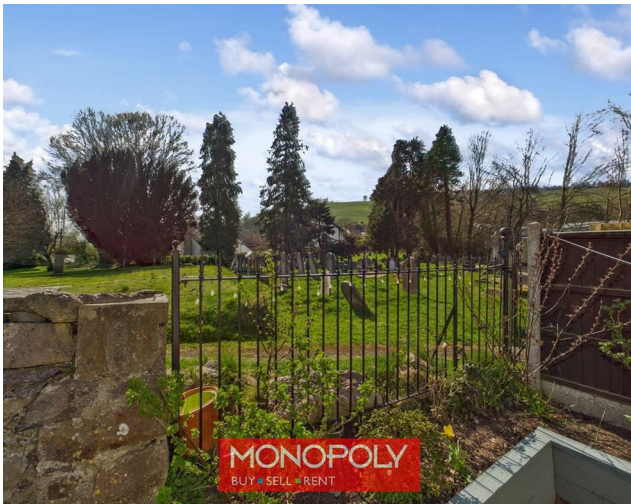
A private and enclosed rear garden includes a large timber shed, with a paved path leading to steps that ascend to a raised lawned area, surrounded by raised flower borders, all offering scenic views.

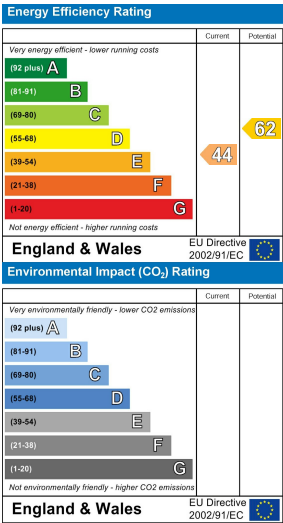












MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

