



## 47 Godre'r Coed

Gwernymynydd, CH7 4DS

Offers Over £400,000



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## Accommodation Comprises

Steps lead up to Canopy porch having an indian stone paved area with modern recently fitted upvc double glazed door with glazed side panel, outside light and ring door bell system.

## Reception Hall

Wood effect laminate flooring, double panelled radiator with oak shelf above, wall mounted heating controls, stairs leading to the first floor accommodation with understairs storage cupboard.

Doors off to:

## Downstairs WC

Comprising of high gloss vanity unit in Anthracite grey with built in low flush W.C and sink unit with mixer tap over, decorative splashback tiling, chrome heated towel rail, double glazed frosted window to the rear elevation and linoleum flooring.

## Lounge

17' 11" x 10' 5" ((5.470m x 3.171m))

A significantly sized dual aspect reception room with decorative inset and granite hearth, coved ceiling, upvc double glazed 'French' doors leading to rear garden with matching glass panels overlooking the countryside views, double glazed bay window with decorative stained glass insets to the front elevation, t.v and aerial points, and two double panel radiators.

## Sitting Room

10' 4" x 10' 3" ((3.155m x 3.135m))

Feature double glazed bay window with decorative stained glass insets to the front elevation, built in shelving, wood effect laminate flooring and double panel radiator.

Door off Reception Hall leads into:

## Open Plan Living Room

To include a Kitchen/Breakfast Room, Dining Area and Sitting Area with Upvc double glazed 'French' doors leading out onto the rear patio.

## Kitchen/Dining & Sitting Room

19' 9" x 17' 8" ((6.028m max width 3.505 min width x 5.374m))

This fantastic open plan family living area offers ample entertaining space Housing a range of cream wall and base units with granite worktops over and matching splashback, matching island with draw units and breakfast bar area with built in underplinth electric heater, integrated wine cooler, double belfast sink with mixer taps and instant hot water tap, space for range cooker, extractor hood, integrated dishwasher and microwave, tiled flooring, recessed spotlights, double glazed french doors leading to the rear garden, two double glazed windows overlooking the rear garden.

Opening leads to further base units with large drawers and space for an American style fridge freezer.

Door leads into:

## Utility Room

6'6" x 5'1" (2m x 1.57m)

Housing a range of wall and base units with complimentary work surfaces over, void and plumbing for washing machine and dryer, stainless steel sink unit with mixer tap over and Upvc door with frosted double glazed inset leads to side elevation.

Door leads to:

## Office/Craft Room

7' 8" x 8' 4" ((2.340m x 2.550m))

A versatile room which could be utilised as an office for those who work from home or a Fifth bedroom having built in wall, base and draw units with granite worktops above, double glazed window to the side elevation, double panel radiator, recessed spotlights and linoleum flooring.

Stairs from hallway lead to:

## Spacious Landing

Feature double glazed arched window to the rear elevation which overlooks the rear garden and towards fields, fitted storage cupboard and doors off to:

## Bedroom One

(17'7" x 11'5") ((5.375m x 3.502m))

Exceptionally large principal bedroom suite having two double glazed windows over looking the rear of the property, radiator, walk through into a dressing room;

## Dressing Room

8'10" x 7'10" (2.7m x 2.4m)

With double glazed window to side elevation, fitted wardrobes to two sides and a fitted vanity desk, loft hatch access and door leading to :

## Larger than average En Suite

8'1" x 7'8" (2.48m x 2.35m)

Having a large walk-in shower with thermostatic triple outlet (rainfall, jets and hose) and glass screen, twin vanity wash basins with illuminated mirrors above, w.c, chrome ladder style radiator, frosted double glazed window and fully tiled floor and walls.

## Bedroom Two

10' 8" x 10' 0" ((3.256m x 3.042m))

Having double glazed window overlooking the front of the property, radiator, single built in wardrobe/storage.

## En Suite

Having fitted shower cubicle with electric shower, vanity wash basin and w.c Part tiled walls and tiled flooring.

## Bedroom Three

12' 3" x 10' 8" ((3.735m x 3.261m))

Having double glazed window overlooking the front of the property and fitted radiator.

## Bedroom Four

10' 9" x 7' 10"

Having double glazed window overlooking the rear of the property, radiator and fitted shelving.

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### Main Family Bathroom

Having modern fitted bathroom suite including freestanding bath with mixer shower, wall hung vanity wash basin and w.c, fully tiled floor and partially tiled walls. Large integrated wall cupboard, with touch lighting and built-in electric points and large remote control velux window.

### Garage

Up and over door, light and power, mezzanine storage space.

This room has been partitioned off to provide the Office/Craft Room.

### Outside

#### To the Front

Outside the property is approached via a block paved driveway to the front of the property which offers ample parking which leads upto the garage which has been partitioned off but has an apex roof which offers great mezzanine storage space. Steps lead upto a stone flagged area to the front Canopy Porch, the garden to the front has a variety of shrubs and bushes and is mainly laid to lawn.

#### To the Rear

To the rear there is a large paved patio area, there is also a lawned garden and a gravelled area around a timber and brick built bar and a small enclosed veg patch. The bar has mains electric , there are two further outside electrical points and an outside tap.

### EPC B

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 700070 or email us at [mold@reidandroberts.com](mailto:mold@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF

### YOUR HOME.

Please call our office on 01352 700070 and a member of staff will book an appointment for you.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 700070.

### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



## Road Map



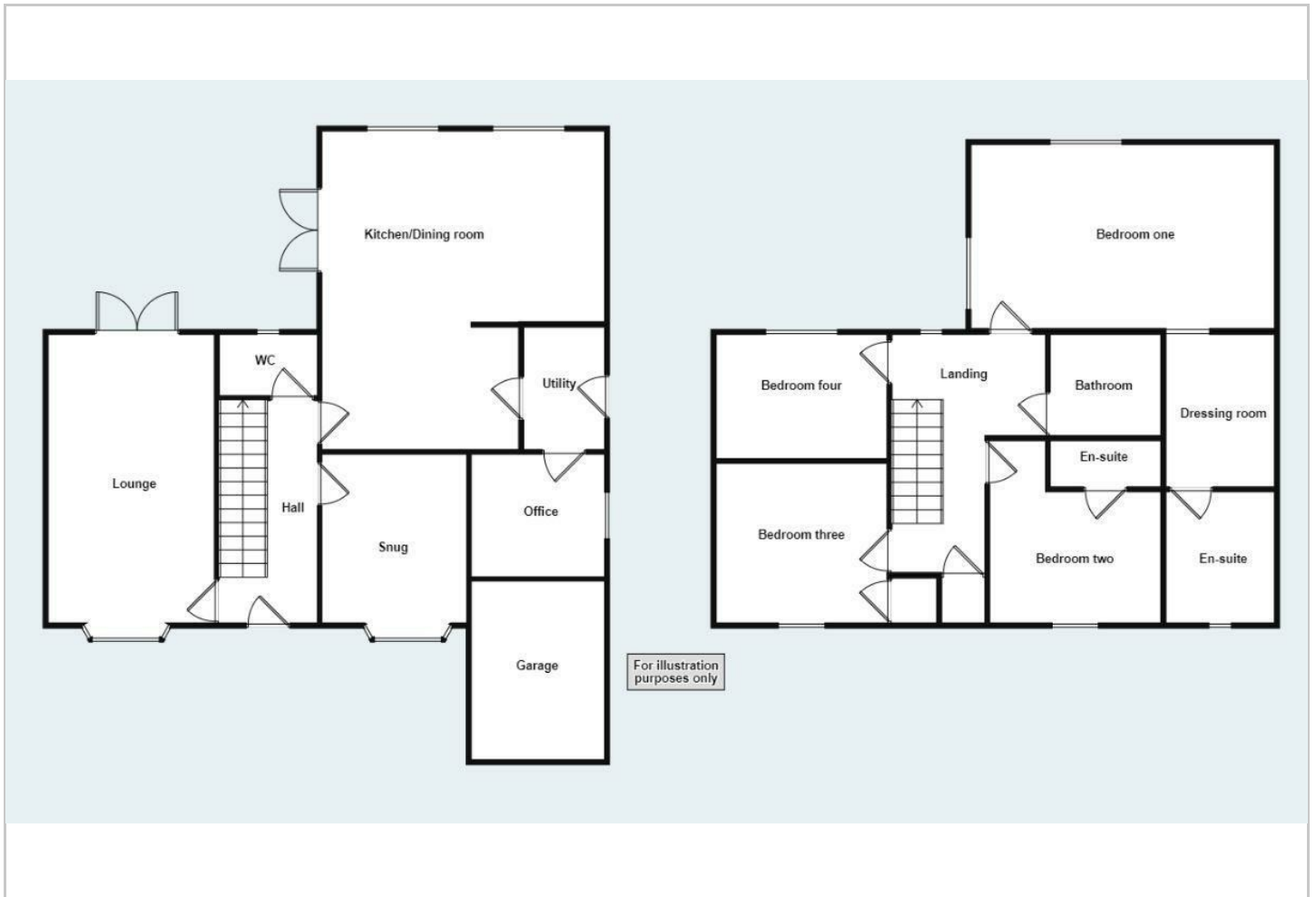
## Hybrid Map



## Terrain Map



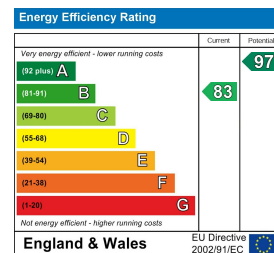
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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