



3 Llwyn Bedw

Gwernaffield, Mold, CH7 5GA

O.I.R.O £340,000



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Accommodation Comprises

The property is approached via a tarmacadam driveway leading to the front entrance.

Woodgrain Effect Upvc door leads into:

Reception Hallway

7'7" x 4'11" (2.33m x 1.519m)

A spacious and warm welcome to the property with space for shoe and coat storage, tiled flooring, wall mounted electric fuse box, alarm system, single panel radiator, dado rail and stairs rising to the first floor accommodation.

Downstairs WC

7'7" x 3'10" (2.32 x 1.18)

Low flush WC, sink with splashback tiles, vinyl effect

Kitchen/Dining Room

20'4" x 9'6" (6.2 x 2.9)

Housing a range of wall and base units with rolled top work surfaces, stainless one and half bowl sink unit with mixer tap over, built in oven, 4 ring electric hob, wood effect laminate flooring, understairs storage cupboard, double glazed window to the rear elevation, double panelled radiator and upvc double sliding doors lead to the rear garden.

Utility Room

7'7" x 6'10" (2.33 x 2.1)

Housing range of wall and base units, void and plumbing for washing machine and tumble dryer, wood effect laminate flooring, floor standing oil boiler and upvc double glazed door leads out to the rear garden.

Lounge

14'7" x 17'3" (4.455m x 5.263m)

Double glazed window to the front elevation, double panelled radiator, aerial and telephone point, coved ceiling, marble fire surround with marble inset housing an electric log burner set on a wooden hearth, wood effect laminate flooring and fitted wall lights.

Study

14'4" x 7'7" (4.37 x 2.33)

Double glazed window to the front elevation and single panelled radiator.

Downstairs Shower Room

7'7" x 3'10" (2.325m x 1.188m)

A useful addition to the property fitted with a three piece suite comprising a corner shower cubicle with tiled enclosure and electric shower, wash hand basin with tiled splashback and low flush W.C. Frosted window to the side elevation, and tile effect vinyl flooring.

Stairs From Hallway lead upto:

Galleried Landing

Fitted dado rail, Built in airing cupboard housing immersion heater and built in shelving, fitted shelving, loft access which is partially boarded.

Master Bedroom

15'1" x 11'3" (4.607m x 3.433m)

Upvc double glazed window to the front elevation, panelled radiator, phone point and ceiling light.

Bedroom Two

10'1" x 11'11" (3.095m x 3.639m)

Upvc double glazed window to the rear elevation, panelled radiator and wood effect laminate flooring.

Bedroom Three

15'10" x 7'8" (4.840m x 2.338m)

Upvc double glazed window to the rear elevation, panelled radiator and ceiling light.

Bedroom Four

8'11" x 7'5" (2.729m x 2.266m)

Upvc double glazed window to the front elevation, double panelled radiator, loft access within the eaves, wood effect laminate flooring and ceiling light.

Family Bathroom

8'1" x 6'0" (2.480m x 1.831m)

Comprising of a three piece suite including panelled bath, pedestal sink unit and low flush w.c. With heated towel rail, vinyl flooring, Upvc double glazed frosted window, partial wall tiling, shaving point, extractor fan and Electric shower base with potential for additional shower to attach.

Outside

The beautifully presented gardens are mainly laid to lawn with a charming patio area perfect for al fresco dining. The property is surrounded by trees, shrubs and mature bushes with flower borders. The garden is secured with wood fence panelled and has a patio area housing the wooden shed. This picturesque garden is a particular feature of the property.

EPC Rating - TBC

Council Tax Band

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



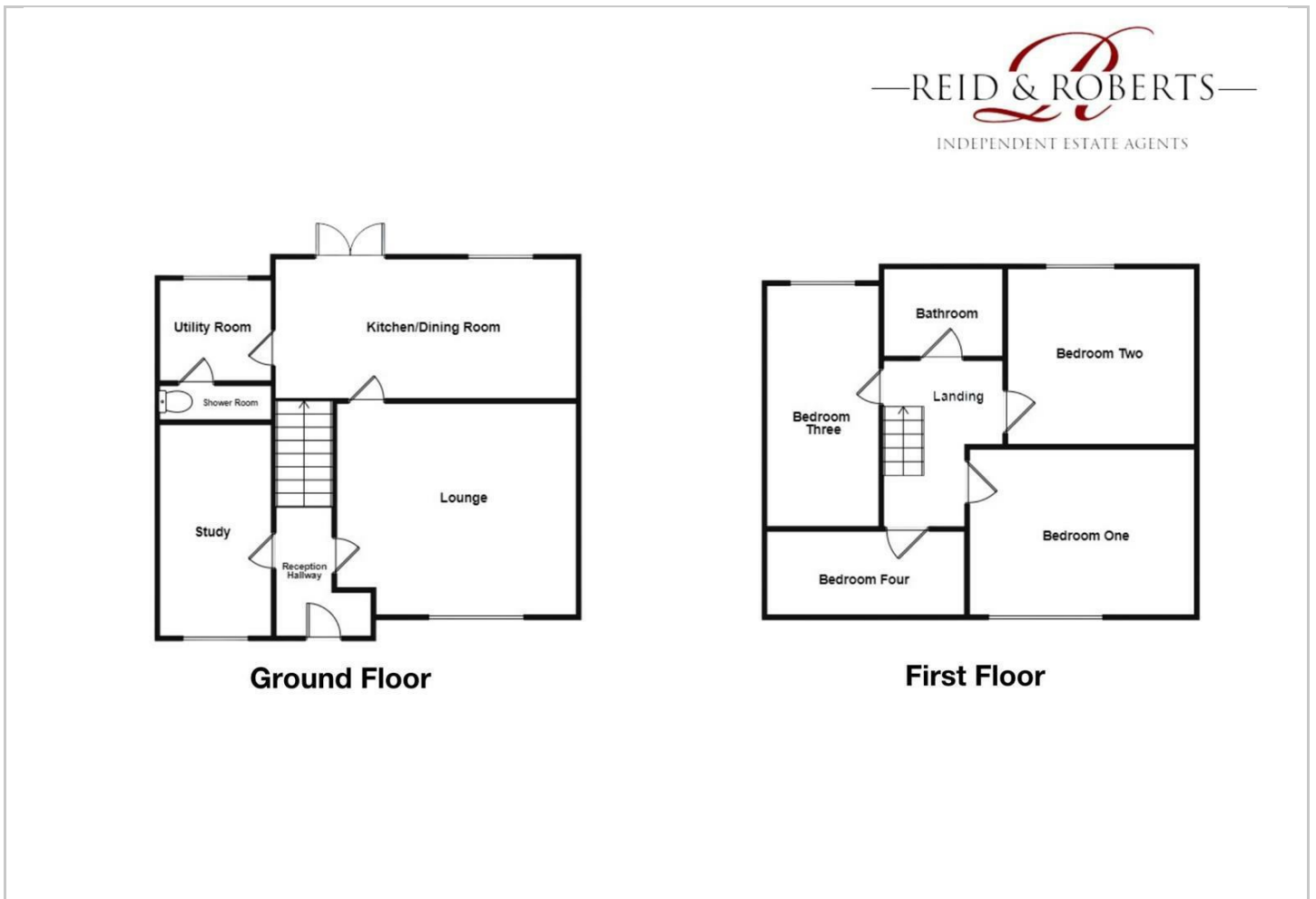
Hybrid Map



Terrain Map



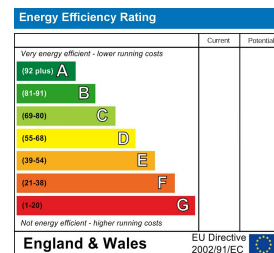
Floor Plan



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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