



15 Godre'r Mynydd

Gwernymynydd, CH7 4AD

£300,000



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Property Description

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this well presented modern Detached Bungalow situated in the sought after village of Gwernymydd. The property has been elegantly modernised by its current owners, who have taken great pride in creating a picturesque rear garden. This beautifully transformed space offers a serene retreat from the hustle and bustle of everyday life while ensuring ease of maintenance.

The property briefly comprises; Reception Hallway, Utility Area leading through to the Garage, Lounge, Kitchen/Dining, Utility Room, Conservatory, Bedroom One, En-suite, Two further Bedrooms and Bathroom. Externally The property is approached via a paved driveway providing parking for a number of vehicles to the front and side with a garage providing further access. Attractive rear garden which has been designed with ease of maintenance in mind.

Situated in the village of Gwernymydd which is a short distance from Mold town where you will find a comprehensive range of shops serving daily needs, secondary schools and leisure facilities. Close by is the popular Loggerhead Country Park with its numerous country walks and bridle ways, providing access onto the Clwydian Hills being ideal for keen walkers and cyclists. The village has a popular primary school and is on a regular bus service into Mold.

Accommodation Comprises

Reception Hallway

8'4" x 5'8" (2.56m x 1.75m)

Double panelled radiator, Phone point, textured and coved ceiling.

Doors leads of to:

Lounge

15'1" x 15'2" (4.604m x 4.642m)

Double glazed window to the front elevation. A feature of a gas living flame fire with marble fire surround and hearth. Double panelled radiator, aerial sockets, phone points, coved ceiling, wall mounted light and ceiling rose.

Kitchen/Dining Area

18'6" x 6'8" (5.640m x 2.037m)

This fantastic family living area offers ample entertaining space. Housing a range of cream wall and base units with granite effect worktops over. A central island with storage underneath and breakfast bar area, further base and drawer units providing extra

storage with granite effect worktops. A 'belfast' sink with mixer taps over, white splash back tiling. Integral oven with four ring gas hob and extractor hood over, integrated dishwasher, fridge/freezer and microwave, tiled flooring, double glazed french doors leading to the conservatory to the rear elevation.

Bedroom One

12'3" x 7'7" (3.747m x 2.332m)

Double glazed window to the rear elevation. Fitted with a range of wardrobes with mirrored sliding doors, double panelled radiator and coved ceiling.

Doors leading into;

En-suite

5'4" x 4'1" (1.63m x 1.25m)

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

Bedroom Two

10'5" x 8'9" (3.198m x 2.675m)

Double glazed window to the rear elevation. Fitted with a range of wardrobes with mirrored sliding doors, double panelled radiator and coved ceiling.

Bedroom Three

9'1" x 6'2" (2.794m x 1.891m)

Double glazed window to the side elevation overlooking the conservatory and double panelled radiator.

Conservatory

15'1" x 12'4" (4.62m x 3.78m)

A really good sized conservatory sat on a dwarf brick wall with UPVC double glazed units with top openers and UPVC double glazed french doors leading out to the rear garden. Double panelled radiator, PIR sensor and polycarbonate roof.

Bathroom

A four piece suite comprising of a corner shower with rainfall shower and shower attachment, bath with mixer tap, low flush W.C and built-in vanity unit with a recessed sink with mixer taps over. Two Double glazed frosted windows. Tiled walls and floors.

Utility Area

Having void and plumbing for washing machine and electric sockets allowing for additional fridge freezer and built in shelving allowing for plenty of storage.

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Garage

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

Outside

The property is approached via an attractive paved driveway with further parking within the garage, mainly laid lawn to with shrubs and bushes to the bushes. A well maintained rear garden is a particular feature of this property. The stunning rear gardens are mainly laid to lawn with flowers, plants, trees and bushes around the garden. The garden also benefits from a paved patio perfect for al fresco dining, creating a serene space for family entertaining or relaxing.

EPC Rating D

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

Looking For 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. Telephone Mold office on 01352 700070

Misrepresentation 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.

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



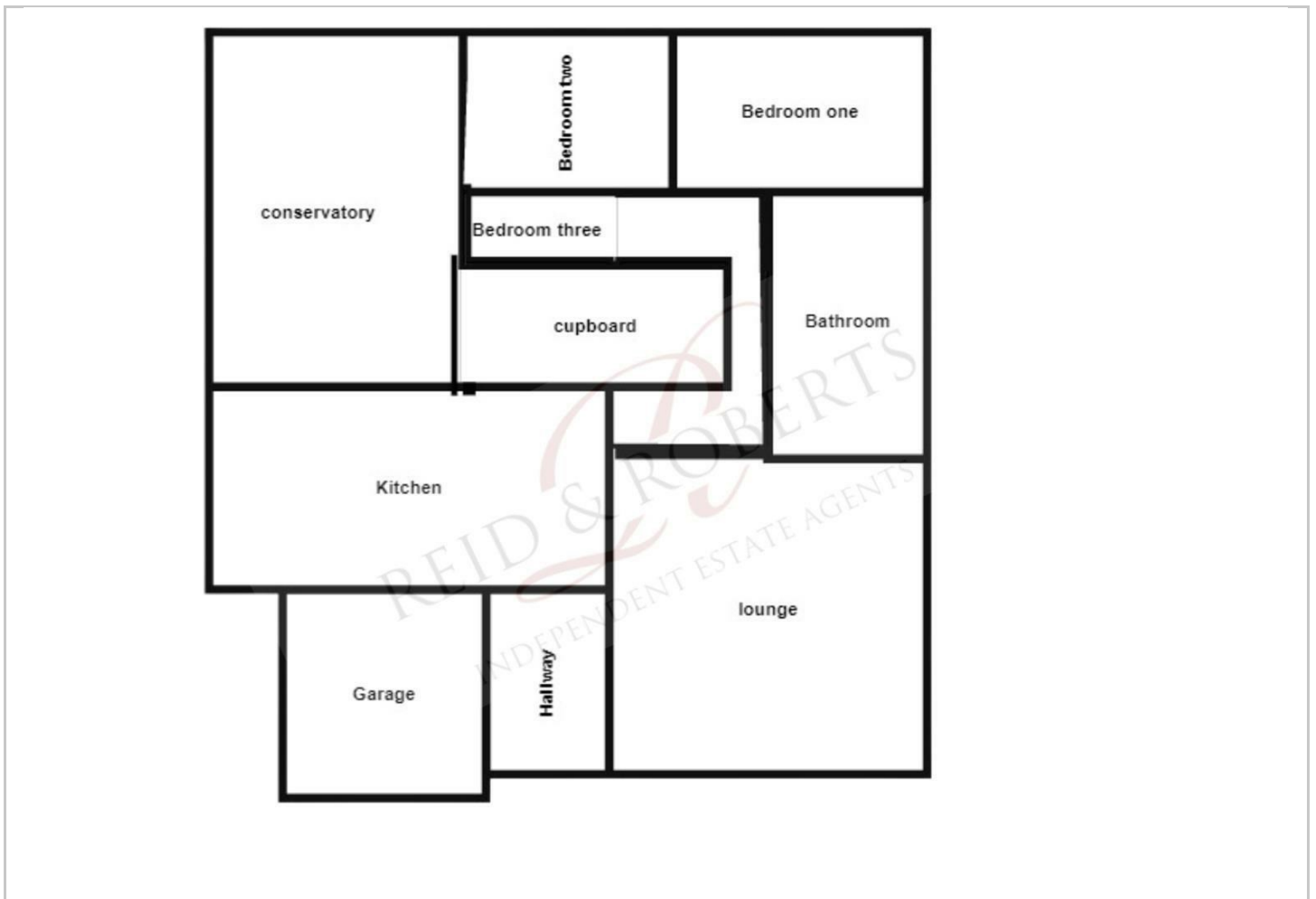
Hybrid Map



Terrain Map



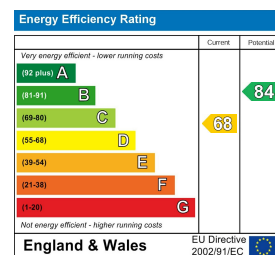
Floor Plan



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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