



— REID & ROBERTS —

Gwernaffield Road

Mold, CH7 1RE

£375,000



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Accommodation Comprises:

The property is approached via a tarmacadam driveway providing ample 'Off Road' parking for a number of vehicles extending to the further attached garage.

Wooden Door with glass inset leads into;

Reception Hallway

Welcoming you into the property, this open space features an ample storage cupboard, a double-panel radiator, and contemporary wall panelling. Providing access to all ground floor accommodation, with stairs leading to the first floor.

Lounge

13'11" x 11'6" (4.251m x 3.51m)

Offering an abundance of natural light, enhanced by a larger than average upvc double glazed bay window to the front, creating a bright and airy atmosphere. Comprising of marble fireplace with tiled inset and marble hearth. Aerial socket and phone point, textured and coved ceiling, picture rail and ceiling light point.

Dining Room

14'1" x 11'6" (4.296m x 3.512m)

A generous additional family room enjoying views to the rear and offering an abundance of natural light to flood into the room via the upvc double glazed patio doors providing the perfect setting for entertaining. comprising of double panelled radiator, textured and coved ceiling with picture rail and ceiling light point.

Kitchen

10'2" x 9'5" (3.118m x 2.891m)

This well-appointed kitchen offers a practical layout, featuring a range of wall, base, and drawer units, all complemented by granite-effect worktops. The stainless steel sink unit with mixer tap over, ample space for an under-counter fridge/freezer and electric oven. Splashback tiling and charming quarry-tiled flooring brings a rustic appeal, blending traditional style with contemporary convenience.

Utility Room

5'5" x 5'2" (1.665m x 1.580m)

This practical utility room is designed for convenience for family living equipped with a range of drawer and base units with granite effect worktops over, stainless steel sink with mixer tap over, void and plumbing for washing machine and tumble dryer, space for tall fridge/freezer, feature quarry tiled flooring and Upvc double glazed window to the front elevation.

Downstairs W.C

5'6" x 2'9" (1.694m x 0.853m)

Offering convenience and practicality, comprising of a low flush w.c, upvc double glazed frosted window to the rear elevation, textured ceiling and tiled flooring.

First Floor Accommodation

Landing Area

Having upvc double glazed window to the front elevation overlooking the stunning rolling hills and countryside, loft access, ceiling light point and door leading to:

Bedroom One

14'1" x 11'6" (4.308m x 3.518m)

The spacious main bedroom features a large bay window that fills the room with natural light and offers beautiful views of fields and beyond. Providing ample space with a double panelled radiator, aerial socket and ceiling light point.

Bedroom Two

13'11" x 11'3" (4.257m x 3.447m)

Another spacious, light and airy room fitted with a range of wardrobes, upvc double glazed window to the rear elevation offering views of the extensive rear gardens, double panelled radiator, aerial socket and phone point.

Bedroom Three

10'3" x 7'6" (3.125m x 2.300m)

Conveniently fitted with a range of wardrobes and drawer units, upvc double glazed window to the rear elevation with side openers and double panelled radiator.

Bathroom

An executive bathroom fitted with a four piece suite comprising of panelled bath unit with mixer tap, a shower cubicle with mains shower and courtesy hand attachment, wash hand basin set within feature vanity unit with mixer tap, splashback tiling and low flush W.C. Two Double glazed frosted windows to the side elevation. With vinyl flooring, extractor fan and double panelled radiator.

Outside

Rear Garden

Step outside into the expansive garden, an outdoor haven offering a perfect blend of space and tranquility. Mainly laid to lawn, this impressive garden is framed by mature trees, creating a sense of

privacy and natural beauty. With its sun-drenched aspect, the garden enjoys sunlight throughout the day, making it an ideal space for relaxation, outdoor dining, or family activities. Whether you're a keen gardener or simply looking for a peaceful retreat, this stunning outdoor area provides endless possibilities for enjoyment.

Garage

EPC Rating - D

Council Tax Band - F

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



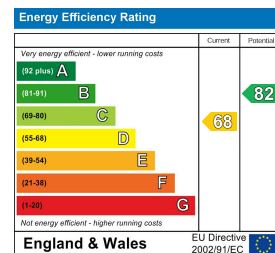
Floor Plan



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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