



3 Hill View, Gwernaffield Road

Gwernaffield, Mold, CH7 5DW

£220,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this truly idyllic end-terrace cottage, tucked away in a wonderfully secluded setting yet just a stone's throw from the main road, providing effortless access into the historic market town of Mold. 'Hill View' is a beautifully presented, characterful home that blends the charm of a traditional cottage with generous proportions and a layout that's been lovingly maintained and thoughtfully enhanced by the current owners.

Set on an elevated plot, the property lives up to its name, offering sweeping, panoramic views from the principal rooms, views that change with the seasons and create a tranquil, almost storybook-like backdrop. From the moment you arrive, there's a sense of peace and privacy, with a pretty, cottage-style garden to the front offering the perfect place to unwind. This outdoor space is a true haven, bordered by open farmland where horses graze in the neighbouring field, bringing a sense of countryside living that's hard to match.

Inside, the accommodation flows beautifully and is filled with warmth and character. The lounge offers a cosy and inviting space, ideal for relaxing or entertaining, while the kitchen is well-appointed and tastefully finished, complemented by a separate utility room that adds practical convenience. The ground floor bathroom is modern and well-maintained, completing the downstairs accommodation. Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful outlook and plenty of natural light, with the main bedroom in particular benefitting from those incredible elevated views.

The property includes one parking space, with a shared pathway leading to the front door, enhancing the feeling of privacy and community within this quiet corner of Gwernaffield.

This is a rare opportunity to secure a unique, lovingly cared-for home in a setting that combines natural beauty, convenience, and village charm. Early viewing is highly recommended.

Accommodation Comprises

As you approach the property via a shared pathway, you'll pass a charming wooden gate that opens into a welcoming paved patio area, framed by a gravelled seating spot ideal for your morning coffee while taking in the hillside and farmland beyond. Steps lead to the entrance a beautiful wood grain-effect uPVC door with frosted insets that opens directly into the lounge.

Lounge

The lounge is a warm and welcoming space. A feature log burner set on a slate hearth with a solid wood mantle creates a cosy focal point. The room includes a dado rail, ceiling light, and a double panel radiator. A door leads directly into the kitchen.

Kitchen/Dining Room

Stepping up from the lounge, the kitchen is well equipped with a range of wall and base units topped with wood effect work surfaces. There is space for an electric oven beneath a built in extractor hood, alongside a stainless steel sink unit with mixer tap, and space for an undercounter fridge and freezer. The tiled floor continues throughout, complemented by a beamed and textured ceiling. A large UPVC window to the side elevation provides natural light and views over the surrounding countryside. There is ample space for a central dining table, while a wall mounted cupboard neatly conceals the electric fuse box. The kitchen also benefits from a conveniently located telephone socket.

Utility Area

Through an arched opening from the kitchen, the utility area features continued tiled flooring and a wall unit with matching work surface, with plumbing for a washing machine beneath. The tongue and groove PVC panelled ceiling, central ceiling light, and frosted glass UPVC side door add practicality and style.

Family Bathroom

The ground-floor bathroom is modern and bright, fitted with a P-shaped panelled bath with an electric shower overhead, close-coupled WC, and sink unit. It benefits from double aspect frosted Upvc windows, a double-panel radiator, wood-effect vinyl flooring, and partial wall tiling. A tongue-and-groove PVC panelled ceiling completes the room.

First Floor Accommodation

From the kitchen, stairs rise to a light-filled landing with loft access and a side-facing uPVC window.

Bedroom One

A spacious principal bedroom positioned at the front of the property, enjoying panoramic hill views that give the home its name. This peaceful retreat features a built-in cupboard housing the immersion tank with slatted shelving, a textured and sloped ceiling, a double-panel radiator, and ample space for wardrobes and a double bed.

Bedroom Two

A generous second bedroom with a uPVC window to the side elevation, offering countryside views, space for a double bed, central ceiling light point, and double-panel radiator.

Bedroom Three

Perfect as a nursery, home office, or single bedroom, this room is filled with natural light thanks to a Velux window and also includes a double-panel radiator.

Outside

Garden

To the front, a charming gravelled seating area and paved path lead to

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a laid lawn garden, beautifully maintained and offering excellent privacy. Towards the lower end of the garden, a secluded area has been created using trellis fencing and mature planting, forming an intimate retreat to enjoy the surrounding tranquillity. Here you'll also find the oil tank and a wooden storage shed, all neatly enclosed by timber fencing.

To the side of the property is an access path for bins and additional storage, while the front also offers off-road parking for one vehicle, approached via a private driveway and leading to a small paved area ideal for bike or log storage.

EPC Rating E

Council Tax Band C

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

Loans and Repayments

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

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

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Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

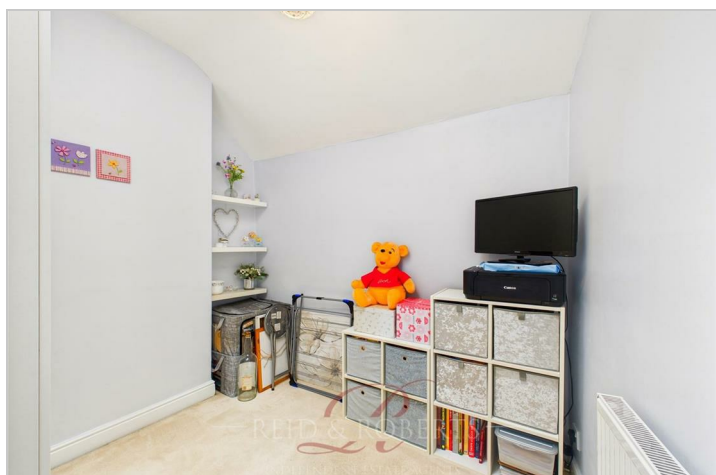
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

Would you like to arrange a viewing?

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



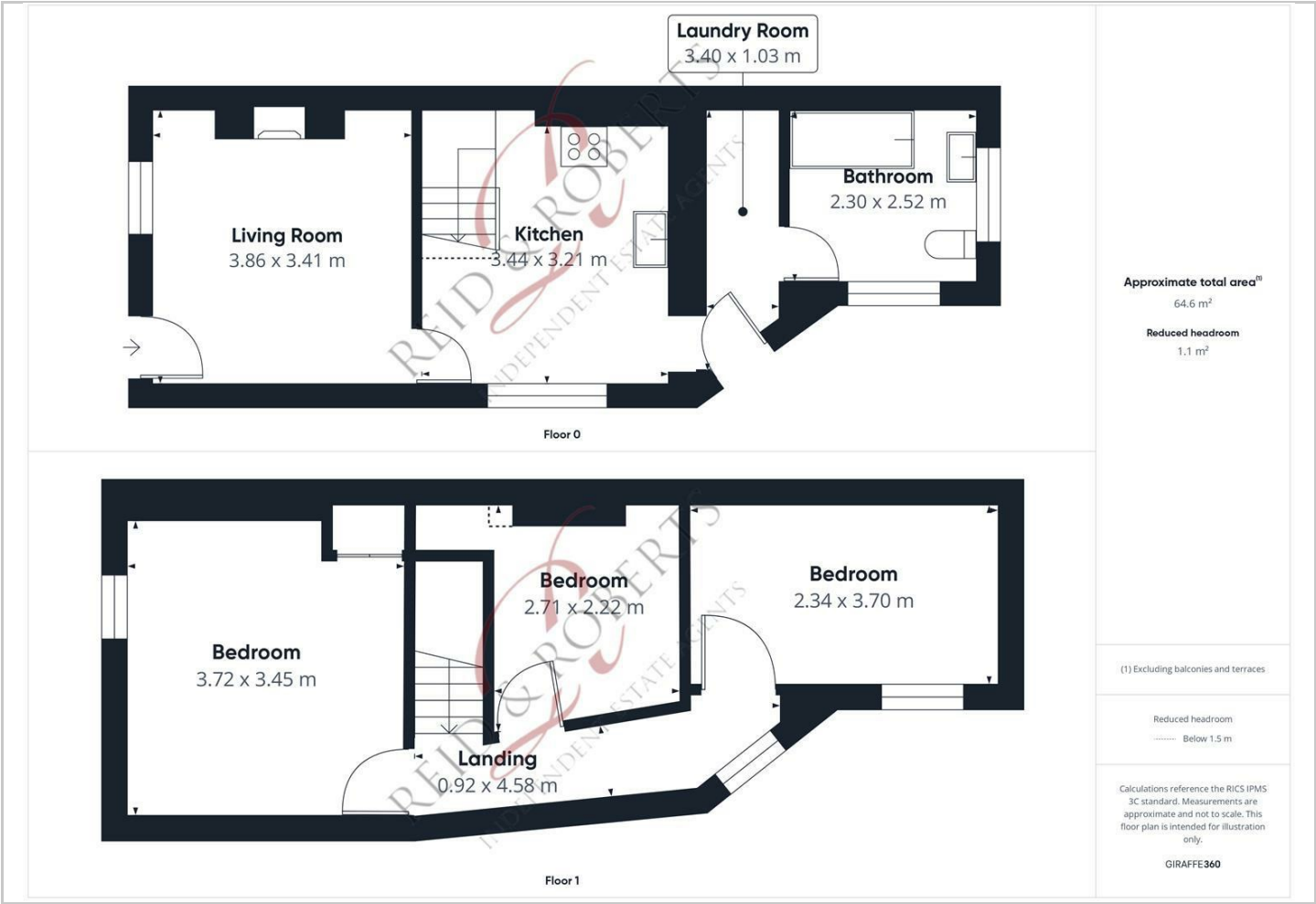
Hybrid Map



Terrain Map



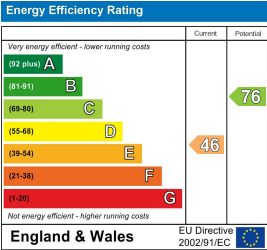
Floor Plan



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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