



**10 Cae Derwen, Llanferres, Mold, CH7 5SX**

**£249,999**

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**EPC - D55    Council Tax Band - D    Tenure - Freehold**

# Cae Derwen, Mold

## 3 Bedrooms - House

This beautiful three bedroom semi-detached property is situated in the peaceful village of Llanferres, close to Moel Famau, an area of outstanding natural beauty. Positioned in a quiet Cul-De-Sac just a short walk from the village primary school, church and pub, the location is perfect for a small family or a young couple. This property boasts three bedrooms, a modern family bathroom, large living room and an open plan kitchen/dining room. This property could also be perfect for first time buyers wanting a countryside location that has easy access to Mold and the A55 with plenty of amenities nearby whilst being in an idyllic location.



### Hall

The entrance porch leads into a welcoming hallway. Stairs rise directly ahead, and the space is well lit, providing a smooth transition into the rest of the home.

### Living Room

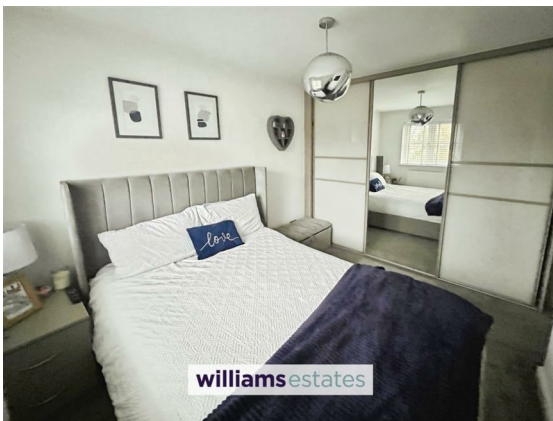
15' 9" x 12' 2" (4.80m x 3.70m)

The living room offers a comfortable and inviting space. A contemporary fireplace serves as a focal point, with a large window allowing natural light to fill the room.

### Kitchen Diner

15' 5" x 9' 10" (4.70m x 3.00m)

The kitchen/dining room is a well-proportioned space featuring a central island with wooden worktops and cream cabinetry, providing ample storage and preparation areas. Having French doors that open out to the garden, bringing in plenty of daylight. The kitchen is fully fitted with integrated appliances including an oven, hob with extractor hood, and void and plumbing for a washing machine. Tiled flooring and recessed ceiling lighting complete this practical yet stylish room.



### Bedroom One

12' 2" x 8' 10" (3.70m x 2.70m)

Having a large built-in wardrobe with sliding mirrored doors provides good storage and reflects light around the room. A window overlooks the front of the property, and the room is carpeted for comfort.

### Bedroom Two

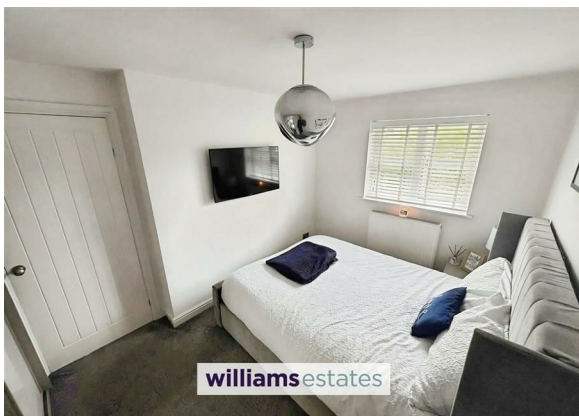
10' 6" x 8' 10" (3.20m x 2.70m)

Bedroom 2 is a well-sized double room. It features a large built-in wardrobe with sliding doors, maximising storage without compromising on floor space. A window allows natural light to fill the room.

### Bedroom Three/Study

7' 7" x 5' 3" (2.30m x 1.60m)

This cosy single bedroom is ideal as a child's room, guest room or study. It has carpeted flooring and a window to the rear providing natural light. The room is compact but functional, offering enough space for essential furniture.





## Bathroom

8' 10" x 5' 11" (2.70m x 1.80m)

The bathroom is fitted with a large walk-in shower with a glass screen, a basin, and a close-coupled toilet. Tiled walls and a heated towel radiator add to the fresh and modern feel. A frosted window provides natural light and ventilation.

## Rear Garden

The rear garden features a paved patio area directly outside the French doors, ideal for outdoor seating, and a gravel section with a garden shed towards the back. The garden is enclosed by fencing, providing a private outdoor space that is easy to maintain.

## Directions

From our Mold office, head south-west on Chester St/A5119 towards High St/B5444

At Gwernymynydd Roundabout, take the 2nd exit onto A494

Turn right onto Ty'n-Llan

Turn left towards Cae Derwen

Turn right onto Cae Derwen





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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