



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

£265,000



EPC - 0 Council Tax Band - D Tenure - Freehold

Cae Derwen, Mold

3 Bedrooms - House - Semi-Detached

Nestled in the charming village of Llanferres, Mold, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property provides ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright and airy living room, ideal for both relaxation and entertaining. The well-appointed kitchen is designed for practicality, making meal preparation a joy. The three spacious bedrooms offer a tranquil haven for rest, while the family bathroom is fitted with modern amenities to cater to your daily needs.

Outside, the property boasts parking for two vehicles, ensuring ease of access for you and your guests. The surrounding area is known for its picturesque landscapes and friendly community, being positioned in an Area of Outstanding Natural Beauty, local family friendly pub and historical church, making it an ideal location for those who appreciate the beauty of nature and a sense of belonging.

This semi-detached house in Llanferres is not just a home; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this lovely house your new home.



Hallway

A welcoming hallway providing access to the main living areas and staircase leading to the first floor. It features a neutral décor and a simple, practical layout with a radiator and a wall-mounted mirror enhancing the space.

Living Room

18' 8" x 11' 6" (5.70m x 3.50m)

This spacious living room offers a bright and comfortable space to relax. It benefits from a large bay window that fills the room with natural light and highlights the wood-effect flooring. The room has a neutral palette with a feature wall adding warmth and character, creating a pleasant atmosphere for entertaining or quiet evenings.

Kitchen

15' 5" x 10' 6" (4.70m x 3.20m)

A well-appointed kitchen featuring cream cabinetry with wooden worktops and a tiled splashback. It includes appliances such as an oven and gas hob with an extractor hood above. The space is brightened by two windows overlooking the garden and includes a dining area with a small round table and chairs. A side door provides direct access to the garden, making this a practical and sociable space for cooking and casual dining. There is also an integrated fridge, freezer, washing machine and dishwasher.

Landing

The landing area on the first floor connects the three bedrooms and the bathroom. It is finished with neutral carpeting and white walls, creating a light and airy space. The wood banister adds a traditional touch while the landing benefits from natural light.



Bathroom

10' 2" x 5' 7" (3.10m x 1.70m)

A modern bathroom featuring a white suite comprising a bath with overhead shower, a pedestal basin, and a close-coupled WC. The room is tiled around the bath, shower, and toilet with neutral tones and has a frosted window that allows natural light in while maintaining privacy. A chrome heated towel rail completes the space. There is an airing cupboard having the storage tank inside.

Bedroom 1

14' 5" x 8' 6" (4.40m x 2.60m)

The main bedroom provides a spacious and cosy retreat. The neutral décor, including light walls and carpet, creates a calming atmosphere, and the window offers a pleasant view outside.

Bedroom 2

14' 1" x 8' 6" (4.30m x 2.60m)

A generously sized second bedroom featuring a desk and office chair, ideal for working from home or study. The room is carpeted in a soft grey colour. A large window fills the space with natural light.

Bedroom 3

7' 10" x 6' 7" (2.40m x 2.00m)

A smaller third bedroom offering a cosy space ideal for a child's room or guest accommodation. It features neutral decorating and carpeting, with a window overlooking the rear of the property.

Rear Garden

A neat and enclosed rear garden with a paved patio area suitable for outdoor dining and seating. The area is bordered by flower beds and fencing. Additional mature trees and plants provide greenery and a sense of seclusion.

Side Garden

A side garden area featuring one mature tree and an artificial lawn, offering a natural and private setting. This area provides additional outdoor space ideal for gardening or quiet relaxation. This side garden is accessed via the kitchen door.

Parking Area

The property benefits from double off-road parking spaces located to the side. The parking area is bordered by mature hedging, providing an element of privacy and security.

Front Exterior

The exterior of the property is rendered in white with a tiled roof and features lovely uPVC double glazed leaded windows. The front door is set beneath a porch, framed by well-kept garden beds, presenting a charming and inviting entrance.





Total floor area: 69.8 sq.m. (751 sq.ft.)

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

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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