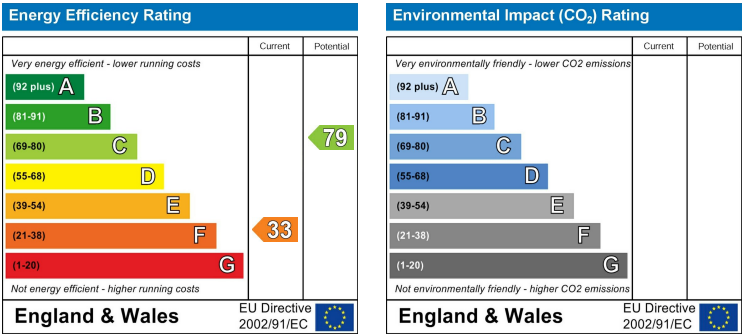




## Bryn Gwyn Ffordd Las

Gwernymynydd, Mold, Flintshire  
CH7 4DX

Price  
£575,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A TRADITIONAL STYLE FOUR BEDROOM DETACHED HOUSE WITH LARGE CONSERVATORY, adjoining garages/workshop, set within mature gardens, adjoining paddocks, extending in total to about 6.8 acres.

PART OF THE PROPERTY IS NOT REGISTERED TITLE.

In need of a programme of modernisation and with tremendous potential for extension and re-modelling (subject to the usual consents), it stands in an enviable rural setting just off Ffordd Las and Glyndwr Road, some 1.5 miles south of Mold, with far reaching rural views over Flintshire towards the Wirral and Cheshire Plain.

It affords an outbuilt and enclosed entrance porch, dining room, living room, kitchen, conservatory/sun room, cloaks with WC, first floor landing, four bedrooms and bathroom. Adjoining double garage with adjoining stables and workshop, long private driveway opening to an extensive parking area together with large informal lawns with pond. Adjoining paddocks extending to about 6 acres with large field shelter. Inspection recommended.

LOCATION



This spacious four-bedroom detached property is located about 1 mile from the desirable village of Gwernymynydd in a quite secluded and idyllic rural setting with breathtaking views over the Cheshire Plain and Wirral Peninsula. Offering character, potential, and generous outdoor space, it is ideal for families or those seeking a rural lifestyle with excellent access to nearby Mold and Chester.

TITLE

Please note that a small part of the property is held under a possessory title .

ACCOMODATION COMPRISES



ENTRANCE

1.20 x 1.78 (3'11" x 5'10")

A wooden front door opens into a wood-panelled porch, carpeted with windows to either side, creating a welcoming and practical entrance. A second wooden door with glazed panels leads through to the main living space.

DINING ROOM

3.63 x 4.19 (11'10" x 13'8")



The dining area sits at the heart of the home, featuring parquet flooring, a large front-facing window allowing natural light to flood in, and a staircase rising to the first floor.



LOCATION PLAN



for identification purposes, not to scale.

TENURE

FREEHOLD

COUNCIL TAX

\* Council Tax Band G - Flintshire County Council.

DIRECTIONS

Start at The Cross, Mold (CH7 1ER) and head south-west on New Street (A5119) towards Daniel Owen Precinct. Continue for 1 mile. At the Gwernymynydd Roundabout, take the 2nd exit onto the A494. Continue for 0.9 miles. Turn left onto Glyndwr Road and follow it for 0.9 miles. Then turn left onto Ffordd Glyndwr, continuing for approximately 250 feet. Next, turn left onto Ffordd Las and

continue for about 0.1 miles. Finally, turn left again (note: this is a restricted-usage road) to arrive at your destination near Bryn Gwyn.

ANTI MONEY LAUNDRY REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale

MATERIAL INFORMATION

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERIVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

#### SIDE PATIO WITH SHED AND BBQ



#### ATTACHED GARAGE

7.11 x 5.82 (23'3" x 19'1")



A large double garage with adjoining workshop which extends to the rear of the adjoining stables.

#### WORKSHOP

3.37 x 7.06 (11'0" x 23'1")

#### STABLE 1

4.25 x 3.59 (13'11" x 11'9")



#### STABLE 2

4.21 x 3.49 (13'9" x 11'5")

#### PADDOCKS



The land is divided into two main enclosures, the main a flat field ideal for ponies and small livestock, it also benefits from a large timber framed field shelter and barn ideal for hay and general storage. Beyond a second paddock extends to the rear of the house and up the hill to the Glyndwr Road. The whole extends to about 6.8 acres.

#### KITCHEN

2.72 x 4.08 (8'11" x 13'4")



This space flows through an archway into the kitchen, which is fitted with a range of wooden base and wall units, cream-fleck laminate worktops, a built-in electric cooker with electric hob and terracotta tiled splashback, and a stainless steel sink set beneath a window overlooking the rear garden. There's space and plumbing for a washing machine, and a stable-style door leads out to the conservatory.



#### LIVING ROOM

6.65 x 3.48 (21'9" x 11'5")



To the left of the dining area, the spacious living room is accessed via double doors. This warm and inviting room is carpeted and benefits from dual aspect windows to the front and rear, two radiators, and a striking tiled hearth with a copper chimney breast as a central focal point.



### CONSERVATORY

5.25 x 2.47 (17'2" x 8'1")



The conservatory is a beautiful addition, offering wood flooring, twin pendant lights, and breathtaking views that stretch over the rear garden and beyond to the countryside – perfect for relaxing or entertaining

### DOWNSTAIRS WC

1.90 x 2.27 (6'2" x 7'5")



Also on the ground floor is a useful downstairs WC and utility area, with a white suite and the oil-fired Grant boiler discreetly housed here.

### LANDING

0.86 x 2.74 (2'9" x 8'11")

Upstairs, the carpeted landing provides access to all

bedrooms, the family bathroom, and the loft.

### BEDROOM 1

3.65 x 3.44 (11'11" x 11'3")



The main bedroom is a well-proportioned double with a large front-facing window and a radiator. Two further bedrooms, also doubles, offer comfortable accommodation, one overlooking the rear and the other to the front. The fourth bedroom is a cosy single with a timber-clad wall, built-in cupboard housing the water tank and airing cupboard, and a rear window enjoying more garden views.

### BEDROOM 2

3.64 x 3.23 (11'11" x 10'7")



### BEDROOM 3

2.90 x 3.08 (9'6" x 10'1")

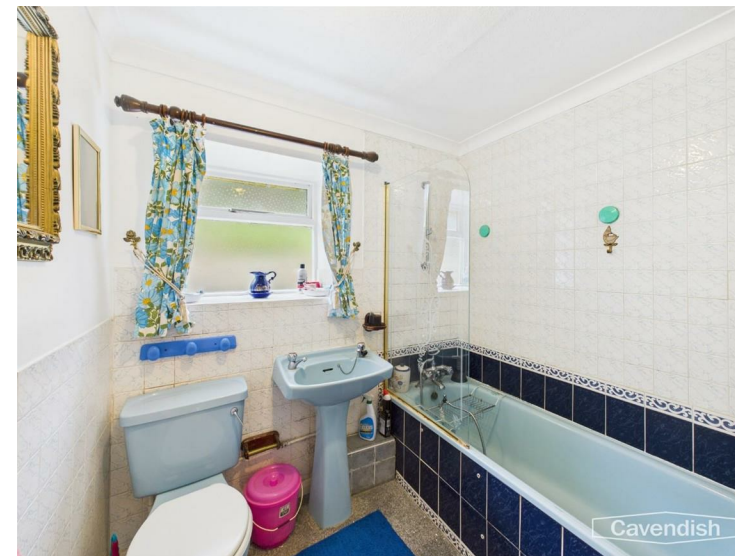


### BEDROOM 4

2.28 x 2.39 (7'5" x 7'10")

### BATHROOM

1.93 x 2.05 (6'3" x 6'8")



The family bathroom has a vintage charm, with aqua-coloured fixtures including WC, basin, and bath with mixer tap and handheld shower attachment. There's a glass screen to the bath, partial tiling to the walls, and a frosted window to the rear.

### OUTSIDE



Located off Ffordd Las, a secluded lane linking the hamlet with Gwerymyndd and Nercwys, it is approached over a long private driveway which opens to a wide yard and parking area to the front of the garages and house.

### LOWER GARDEN



There is a large informal lawn with former pond, a raised decked area and patio which extends around the conservatory to the rear garden which is in terraced form.