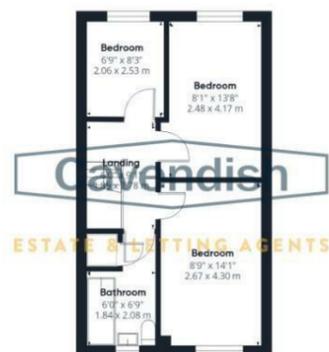


2 Cae Derwen, Llanferres, Mold, CH7 5SX



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
814 ft<sup>2</sup>  
75.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		52	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

**Offers Over**  
**£260,000**

Tucked away in the picturesque village of Llanferres, this beautifully presented three-bedroom semi-detached home, Cae Derwen offers the perfect balance of countryside tranquillity and modern comfort.

Step inside through the welcoming entrance porch and into a bright, spacious lounge where a charming box bay window frames views of the front garden, allowing natural light to pour in. The warm wooden-effect flooring and generous proportions create an inviting space to relax, unwind, and entertain.

To the rear, the open-plan kitchen/diner forms the heart of the home. Thoughtfully designed with cream cabinetry, wooden-effect worktops and a stylish green tiled splashback, it's a practical yet sociable space for everyday living. Integrated appliances and ample storage make family life effortless, while the uPVC door provides easy access to the garden for summer dining and entertaining.

Upstairs, three well-proportioned bedrooms offer flexible living. The principal bedroom is a calm and restful retreat overlooking the private rear garden. A second double bedroom enjoys views to the front, while the third bedroom is ideal as a nursery, guest room or home office.

The family bathroom is finished in contemporary tones with marble-effect wall tiling, shower over bath, heated towel rail and ceiling spotlights.

Outside, the enclosed rear garden is designed for low maintenance living, with a paved seating area leading down to a stoned section — perfect for outdoor furniture and relaxed evenings. To the rear of the property, off-road parking for two vehicles adds everyday convenience.

Set within a sought-after village location, surrounded by open countryside and scenic walks, this home offers an enviable lifestyle setting while remaining well-connected for commuting. Early viewing is highly recommended.

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.



Location



Located in the heart of Llanferres, this property enjoys a peaceful village setting surrounded by the rolling countryside of the Clwydian Range. The area is renowned for its scenic walking routes, bridleways and natural beauty, offering an enviable lifestyle for those who enjoy the outdoors. Despite its tranquil feel, Llanferres has a fantastic family friendly pub The Druid and a community run park and primary school. Llanferres remains conveniently positioned for access to nearby market towns and commuter links, providing a perfect balance between rural charm and everyday convenience.

Front Exterior



The front exterior of the property displays a charming façade with white walls, a tiled roof, and a welcoming porch framed by stonework. Well-maintained shrubs and a small lawn area enhance the curb appeal. To the rear of the property there is parking for two cars.

Living Room

3.67 x 5.50 m (12'0" x 18'0")



Located to the right of the hallway, the lounge is a bright and spacious reception room featuring wooden-effect flooring and a charming box bay window with double glazing overlooking the front garden. A radiator completes the space, making it both comfortable and inviting.

Kitchen

4.64 x 2.95 m (15'2" x 9'8")



The property benefits from a generous open-plan kitchen/diner with stylish grey stone-effect flooring. The kitchen features cream cupboards, wooden-effect work surfaces, and a green tiled splashback. There is a double metal sink, along with integrated appliances including a CDA dishwasher, oven, Hoover washing machine, fridge, and freezer. A uPVC back door provides access to the rear garden.

Bedroom

2.48 x 4.17 m (8'1" x 13'8")



A large double bedroom currently accommodating a king-sized bed. This neutral and calming space is carpeted and features a radiator and double-glazed window overlooking the rear garden.

Bedroom 2

2.67 x 4.30 m (8'9" x 14'1")



A well-proportioned double bedroom with carpet, radiator, and a double-glazed window overlooking the front garden.

Bedroom 3

2.06 x 2.53 m (6'9" x 8'3")



A single bedroom with cream carpet, radiator, and double-glazed window to the rear garden – ideal as a child's room, home office, or guest room.

Bathroom

1.84 x 2.08 m (6'0" x 6'9")



A modern bathroom featuring a white suite with a bathtub, toilet, and pedestal basin. The walls are tiled halfway up, and the window provides natural light. The room also benefits from a heated towel rail for added comfort.