



Kiyomizu Hafod Road

Gwernaffield, Mold, CH7 5ES

Offers Over £385,000



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Accommodation Comprises

Entrance Hallway

Entering the property via a newly fitted PVC front door with a double glazed frosted decorative panel, you are welcomed into an impressive reception hallway which immediately sets the tone for the spacious feel throughout the home. This fantastic sized entrance space feels bright and open, featuring high gloss wood-effect laminate flooring, inset spotlights, a smoke alarm and a double panelled radiator. A striking spiral staircase rises from the hallway leading to the loft conversion above, creating a distinctive architectural feature. Doors lead conveniently to the ground floor bedrooms, bathrooms and main living areas, while a wall mounted cupboard neatly houses the fuse board.

Bedroom One

Located to the right of the hallway, Bedroom One is a generously sized double room. The space features comfortable carpeted flooring, a double panelled radiator, and a coved ceiling with central ceiling light. A bay window with double glazed uPVC windows to the front elevation allows plenty of natural light while providing picturesque views over the surrounding countryside and neighbouring fields.

Bedroom Two

The first room located to the left of the hallway is a well-proportioned double bedroom. The room benefits from carpeted flooring, a double panelled radiator and a charming bay window fitted with double glazed uPVC windows to the front elevation. From here there are lovely views overlooking neighbouring fields, allowing natural light to flood the room. Additional features include a coved ceiling and central ceiling light, creating a bright and welcoming atmosphere.

Family Bathroom

The main bathroom is particularly spacious and well equipped, featuring a four piece suite designed for both comfort and practicality. The suite comprises a low flush WC, pedestal wash hand basin with mixer tap, and a corner bath with mixer tap. There is also a large walk-in double shower enclosure fitted with a rainfall shower, body jets and additional shower attachment, finished with modern uPVC panels. The bathroom further benefits from fully tiled walls, tiled flooring, a triple panelled radiator, inset spotlights and extractor fan. A frosted double glazed uPVC window to the side elevation provides natural light while maintaining privacy.

Utility Room

Also accessed from the hallway is a practical utility room which provides excellent additional storage and laundry space. The room includes worktop space along with plumbing and space for both a washing machine and tumble dryer. A cupboard houses the hot water tank for the air source heat pump system. The room is finished with tiled flooring, an extractor fan, central ceiling light and a frosted double glazed uPVC window to the side elevation allowing natural light while maintaining privacy.

Downstairs WC

The property also benefits from a convenient downstairs cloakroom comprising a two piece suite including a low flush WC and a pedestal wash hand basin with mixer tap over. The room features tiled flooring, a single panelled radiator and central ceiling light. A frosted double glazed uPVC window to the side elevation allows natural ventilation and light.

Lounge

Located at the rear of the property, the lounge is an exceptionally spacious and impressive reception room with high ceilings that create a grand and airy feel. The focal point of the room is a beautiful Derbyshire stone fireplace with matching inset and hearth, housing a cast iron log burner which provides warmth and a striking character feature. The room also benefits from coved ceilings, six decorative wall lights, carpeted flooring, a double panelled radiator, television point and telephone point. Double glazed uPVC French doors with matching side panels open directly into the conservatory, allowing light to flow through the space and providing lovely views of the garden.

Conservatory

The conservatory offers a wonderful additional living space, ideal for relaxing, entertaining or enjoying views of the garden throughout the year. The structure is built upon a dwarf brick wall with double glazed uPVC units above and a pitched double glazed uPVC roof with central ceiling light. The room features tiled flooring and power sockets for added convenience. Double glazed uPVC French doors open out onto the patio area, creating a seamless connection between the indoor and outdoor living spaces.

Kitchen

The kitchen is beautifully fitted with a solid wood individually built kitchen, offering a range of wall and base units complemented by a granite stone-effect worktop. A stainless steel sink unit with matching drainer and mixer tap is integrated into the workspace. The kitchen also provides space for an electric oven and plumbing for a dishwasher. A traditional 'Rayburn' range cooker adds both practicality and charm, featuring double ovens with grill, a warming drawer, two hobs and warming plates with extractor fan above. There is additional space for an American style fridge freezer. At the centre of the kitchen sits a substantial island unit which doubles as a breakfast bar and incorporates built-in drawers and cupboards with matching stone-effect worktop. The room further benefits from tiled flooring, inset spotlights and a double panelled radiator. Double glazed uPVC French doors with windows to either side open directly onto the patio area while overlooking the garden.

First Floor Accommodation

Bedroom Three/Loft Room

Accessed via the spiral staircase from the reception hallway. The bedroom features a pitched vaulted ceiling which enhances the sense of space and character within the room. Double glazed uPVC windows to both the front and rear elevations allow natural light to flood the space, with the front window enjoying views across neighbouring fields and the rear overlooking the garden. The bedroom also benefits from carpeted flooring, inset spotlights, a double panelled radiator and smoke alarm. There is also a built-in wardrobe with hanging rail and storage space.

Outside

To The Front

To the front of the property there is a generous tarmac driveway providing off-road parking for several vehicles. A large gravelled section offers additional parking or could be used for planting and landscaping. A further gravelled area houses the oil tank. The entrance to the driveway is framed by attractive stone

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built walls on either side, while mature hedging lines the boundaries providing privacy and greenery. Directly opposite the property are open fields and rolling countryside, enhancing the rural charm and peaceful setting.

To The Rear

The rear garden is a particularly impressive feature of the property and offers a fantastic outdoor space for relaxation and entertaining. Stepping out from the house you will find a large paved patio area constructed from Indian limestone, ideal for outdoor dining and seating. Steps lead up to the main garden which is predominantly laid to lawn and offers a generous amount of space. The garden includes fruit trees and mature hedging along the boundaries which provides privacy and a natural backdrop. Towards the rear of the garden there are raised beds and gravelled areas perfect for growing vegetables or flowers. A useful summer house style shed sits at the end of the garden providing storage or workspace. With open fields beyond the rear boundary and no overlooking properties, the garden enjoys a wonderfully peaceful and private setting.

Council Tax Band E

EPC Rating B

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Road Map



Hybrid Map



Terrain Map



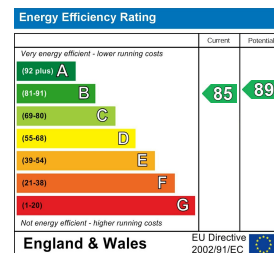
Floor Plan



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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