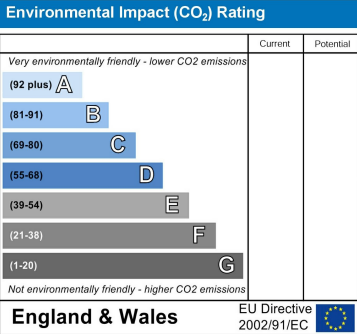
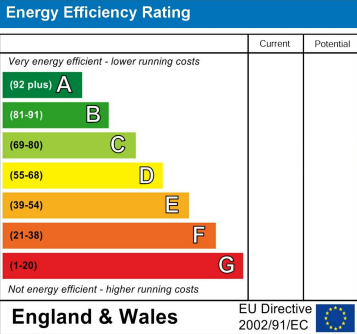
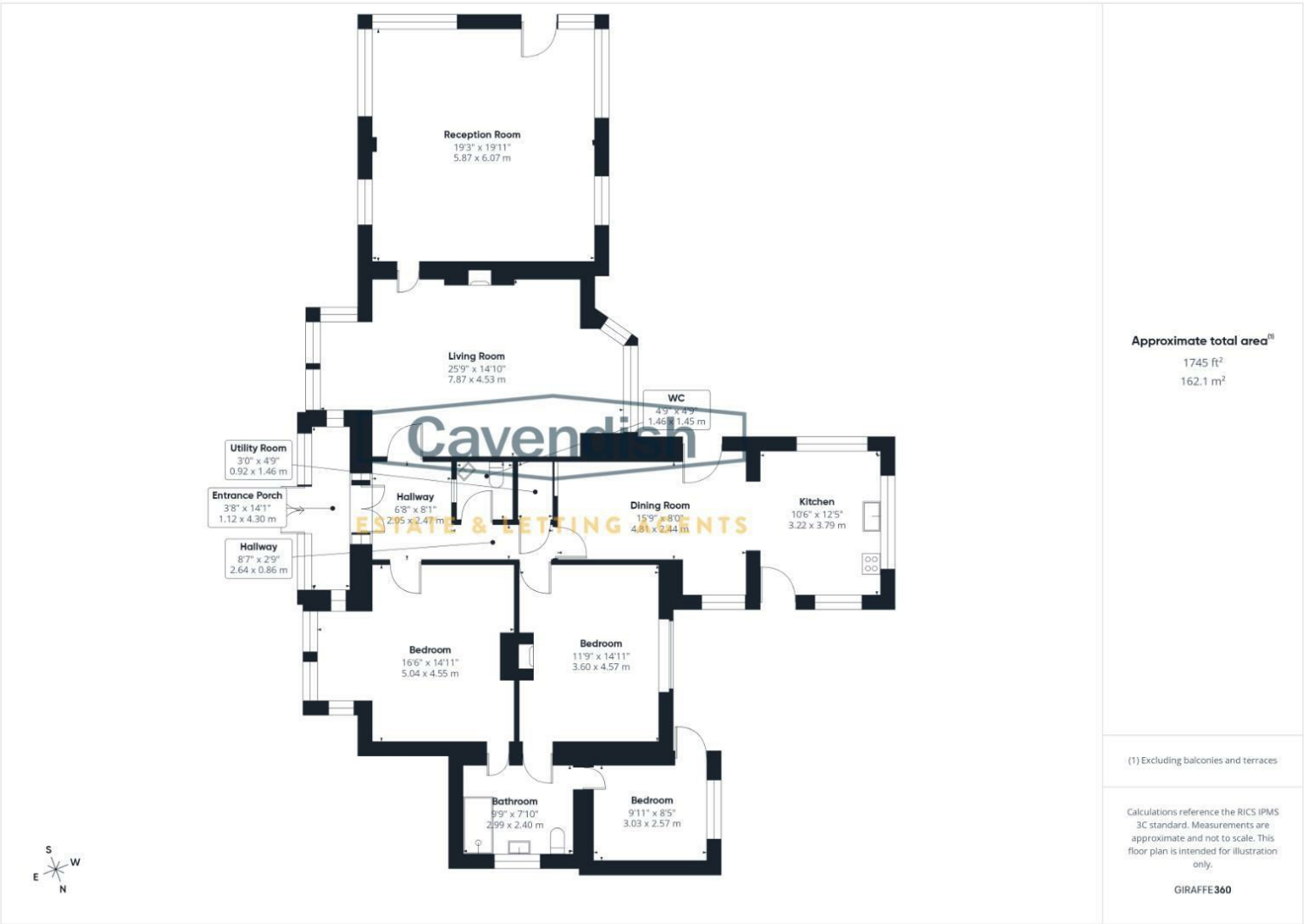


Greenacre Glyndwr Road, Gwernymynydd, Mold, CH7 5LW



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NEW
£400,000

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.

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Green Acre is a substantial three-bedroom detached bungalow occupying an impressive approximately 0.59-acre plot in an elevated position on Glendare Road, on the outskirts of Gwernymynydd, close to Mold.

Offering far-reaching and uninterrupted views towards the Cheshire Plain, surrounding hills and beyond, the property presents an exciting opportunity for those looking for a significant renovation project or seeking to explore the property's considerable redevelopment potential, subject to the necessary planning consents.

The existing bungalow occupies a generous footprint and is complemented by a sweeping driveway, substantial gardens, double garage, additional workshops, summer house and extensive parking. With its combination of land, position, outlook and access to existing services, Green Acres offers a rare opportunity to create a substantial home in an attractive semi-rural setting.



comprehensive modernisation, its substantial footprint and layout provide an excellent starting point for a complete renovation or potential redevelopment project.



The principal reception room is particularly impressive in scale, featuring a high ceiling, large windows and a traditional fireplace with an electric fire, while a further reception area provides additional flexibility. The existing accommodation also includes a dining room, kitchen, three bedrooms and bathroom facilities.



However, the real attraction lies externally.

The grounds wrap around the property and incorporate extensive areas of lawn, established trees, fruit trees, patio seating areas and a number of useful outbuildings. There are two further workshop buildings with power, together with a substantial summer house positioned to take

advantage of the property's elevated outlook.



A detached double garage provides excellent storage and parking, with additional driveway parking available. The property is served by mains water and a septic tank, with oil-fired central heating and a recently installed large double-skinned oil tank.



To the rear, a stone wall provides a pleasant boundary beyond which are open fields, whilst the elevated position creates particularly impressive views across the surrounding countryside.



The property is likely to appeal to developers, builders and private buyers seeking a project with substantial potential to create an impressive individual home, subject to planning and the relevant consents.



Green Acres is a property where the plot, position, views and potential are the principal attractions and an early viewing is strongly recommended to appreciate the opportunity on offer.

