



## Garreg Fawr

Ruthin Road, Gwernymynydd

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£650,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

Council Tax band: G

Tenure: Freehold

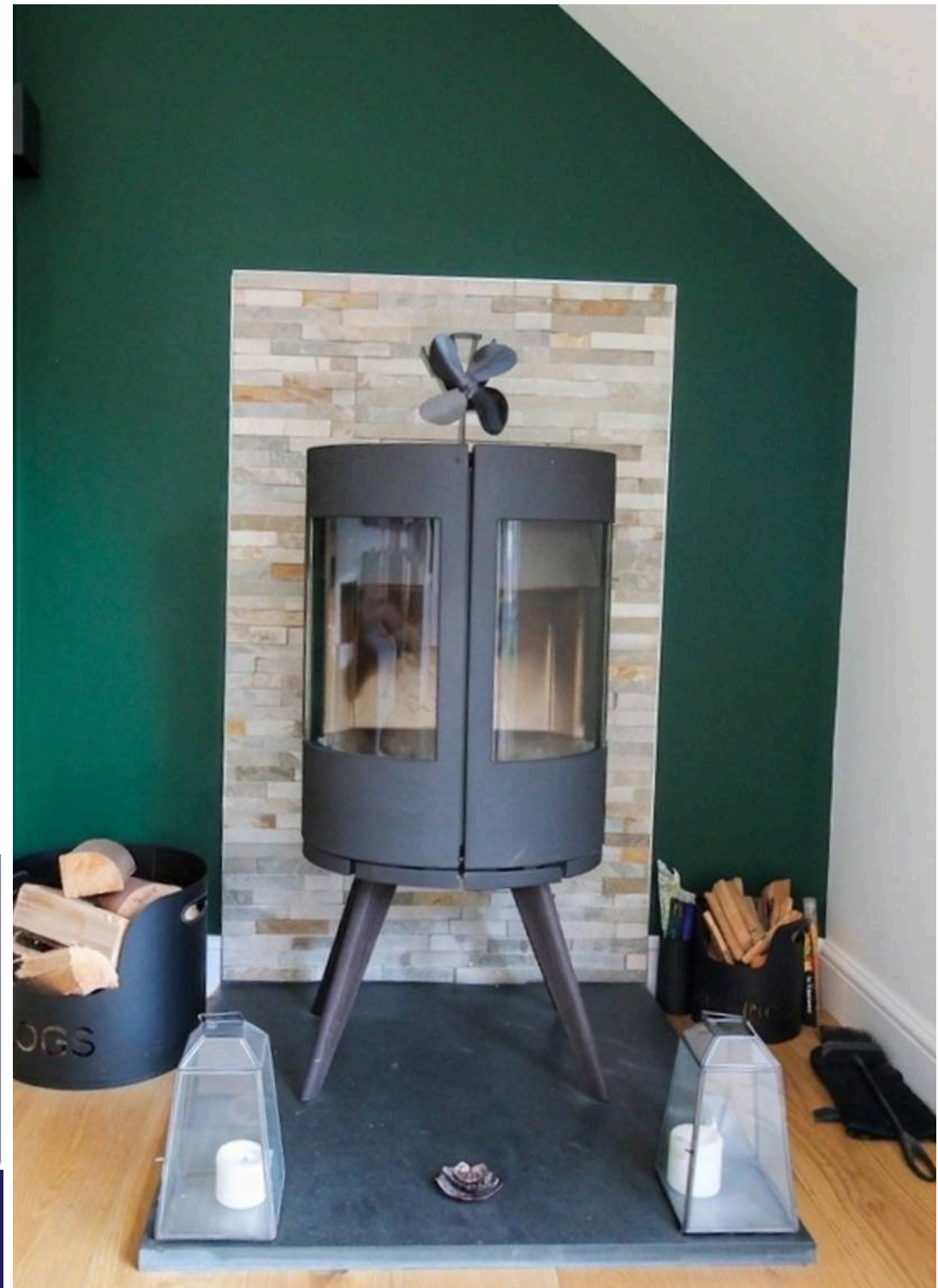
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 5 DOUBLE BEDROOM EXECUTIVE DETACHED HOUSE
- TRIPLE GARAGE FOR 3 VEHICLES PLUS DRIVEWAY FOR CIRCA 7 VEHICLES ACCESSED VIA ELECTRIC GATES
- ROOF TERRACE WITH FAR REACHING VIEWS ACROSS NORTH WALES AND LIVERPOOL
- SEMI RURAL LOCATION WITHIN A SHORT WALK OF THE HISTORIC MARKET TOWN OF MOLD
- BESPOKE GERMAN ENGINEERED KITCHEN FITTED DECEMBER 2025
- 23ft x 20FT LOUNGE WITH WALL MOUNTED ENTERTAINMENT CENTER WITH HIDDEN ELECTRIC 92 INCH CINEMA SCREEN AND HIDDEN LAZER PROJECTOR
- SOLAR CONTROLLED FILM TINTED WINDOWS ALLOWING STUNNING VIEWS WITH MAXIMUM PRIVACY
- FINISHED TO AN IMPECABLE STANDARD THROUGHOUT
- 2 ENSUITE BATHROOMS, FAMILY BATHROOM PLUS WC
- 30FT X 22FT GARAGE WITH GLAZED ELECTRIC SECTIONAL DOORS, KITCHENETTE AND WASH ROOM
- CHAIN FREE

  
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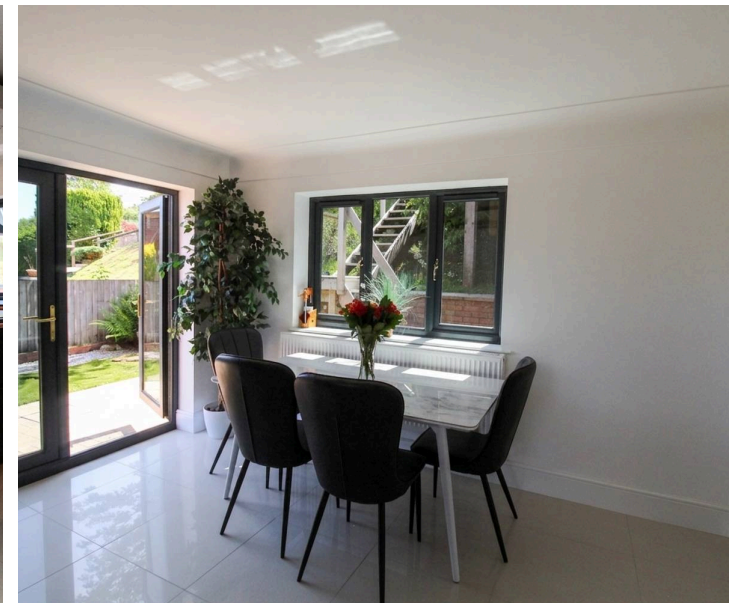
### Entrance Hallway

Accessed via a composite door with reclaimed maple wood floor, solid Oak doors opening to a large storage cupboard with power points to charge cordless vacuums etc, solid Oak doors to kitchen/diner, bedroom one, downstairs washroom, bedroom five/home office wall mounted panel feature radiators, Stairs to the first floor, solid Oak steps up to the Lounge area

### Kitchen / Diner

29' 8" x 12' 5" (9.04m x 3.79m)

A bespoke German solid kitchen installed December 2025 with brand new plumbing and wiring with a stylish range of wall, drawer and base units, breakfast bar with display glass cupboards to the front and large cupboards to the rear including a pan drawer, and an extra large under counter freezer, the quartz worktop has an 'Elica' inset extracting induction hob, hidden power points A composite sink unit with extended jet spray mixer tap (there is power beneath for an instant hot water style tap) integrated full length fridge, integrated AIG dishwasher, integrated Hotpoint washer/dryer, built in Neff eye level oven with open sliding door and built in Neff grill/microwave/oven unit above Bespoke feature back piece, corner display cupboards with additional hidden power points, double glazed windows to front and rear, double glazed French doors opening to the garden, tiled floor, wall mounted radiator



### Bedroom One

18' 0" x 10' 0" (5.49m x 3.05m)

A luxury hotel inspired bedroom with bespoke walnut build in 4 sliding door wardrobes with drawers and shelves, solid wood wall feature, hidden storage area, double glazed window to the rear, solid Oak sliding stable, slow close inspired door opening to the opulent ensuite

### EnSuite

A stunning suite comprising a large walk in shower with composite shower base, drencher shower head, plus additional wall mounted shower head, specialist dimmer lighting feature around the vanity area and within the shower and built in shelving area, wood effect tiled featured walls, shaver shelf, oval wash hand basin resting on a solid worktop with storage cupboards under, wood effect tiled back splash feature, wall mounted cupboard with hidden shaver/toothbrush charger plug, wall mounted safety plug socket, wall mounted enclosed cistern WC. Tiled floor, obscured double glazed window to the side

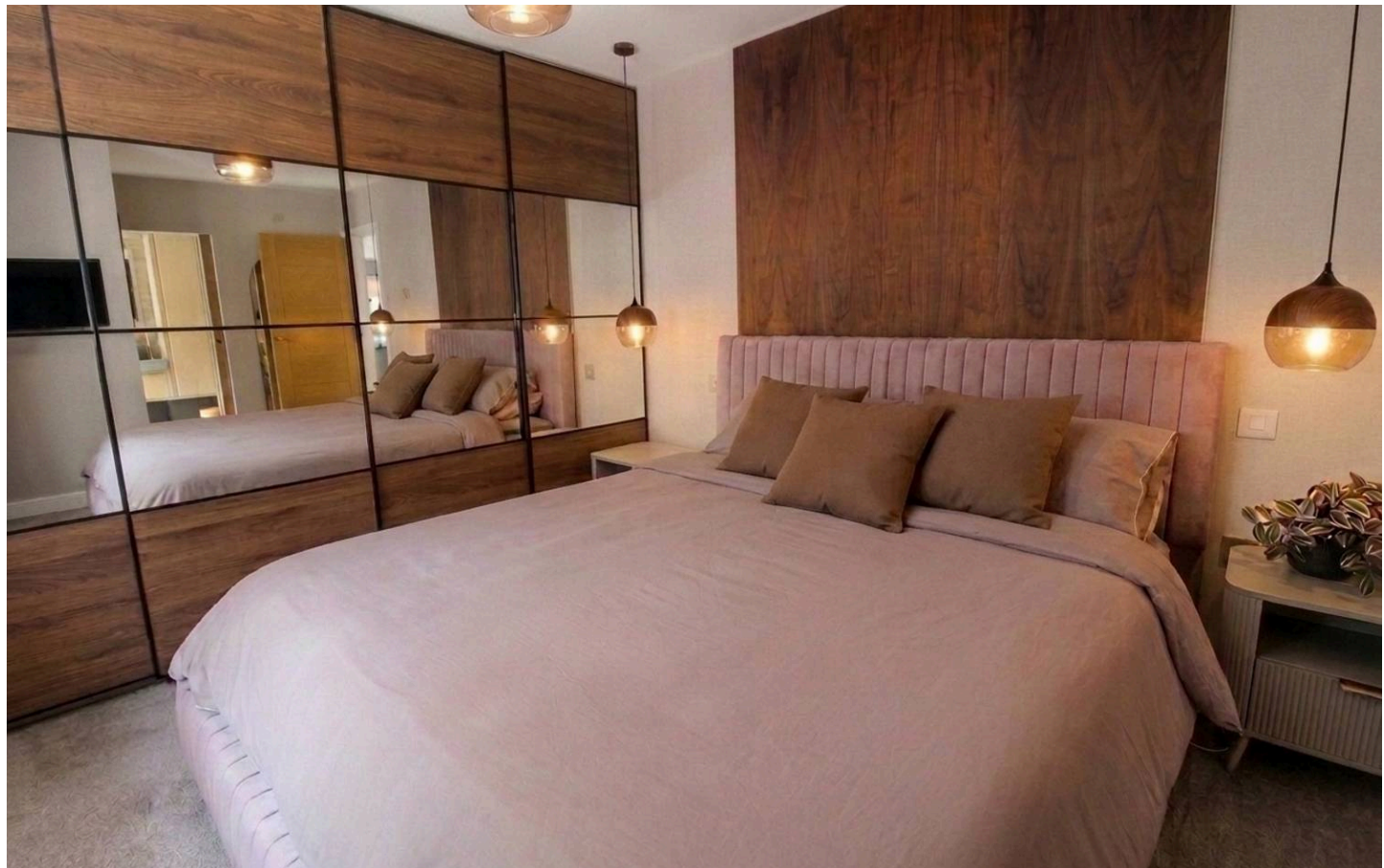
### Downstairs WC

A modern suite comprising an enclosed cistern WC, wall mounted vanity wash handbasin with cupboards under, tiled floor, tiled splashbacks, wall mounted radiator, double glazed window to the side

### Bedroom Five

11' 0" x 10' 3" (3.35m x 3.12m)

Solid Oak door with glazed features, double glazed window to the rear, wall mounted radiator, engineered Oak laminate floor, feature wood panel wall, recessed area with plugs to house a wall mounted TV



## Lounge

23' 0" x 20' 0" (7.01m x 6.10m)

Solid Oak floor, two wall panelled radiators, recessed book case area, floor to ceiling full view glazed windows to the side with solar controlled tinted film allowing far reaching views over North Wales and Liverpool whilst maintaining privacy from the outside 'Morso' multi fuel log burner fire, feature media wall incorporating a 92" cinema screen plus a laser projector which are both remotely controlled and discreetly hidden within the ceiling when not in use

## First Floor Landing

Spacious hallway incorporating an additional office/hobby space solid Oak doors to bedrooms and bathroom, engineered Oak floor, Velux roof window to the front, wall mounted radiator, large storage cupboard

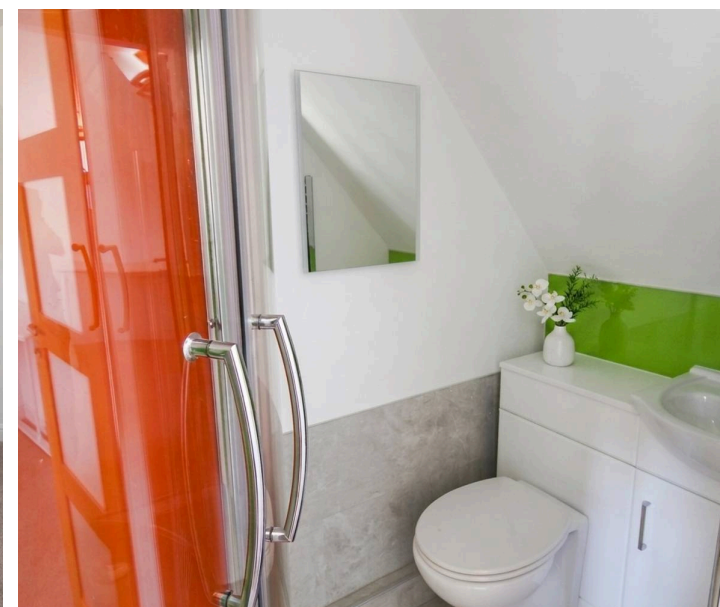
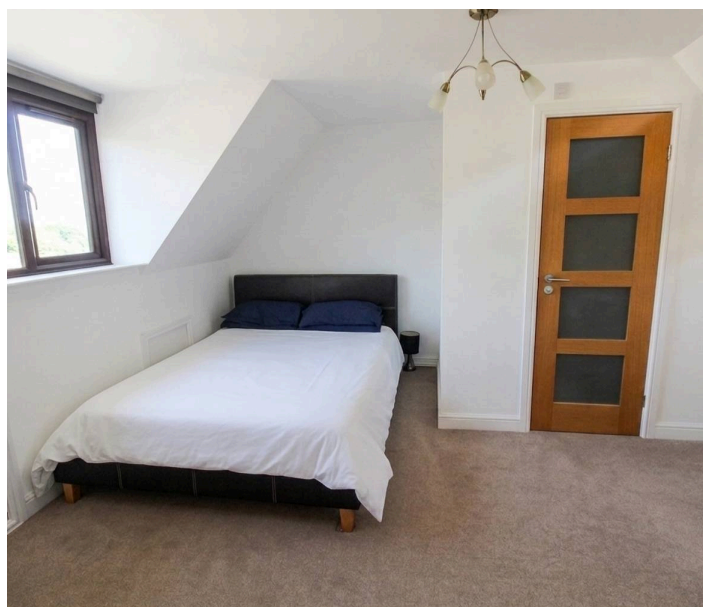
## Bedroom Two

14' 8" x 12' 3" (4.47m x 3.73m)

Double glazed window to the front, Velux window to the rear, eaves storage space, wall mounted radiator, solid Oak multi paned obscure glazed door opening to the ensuite, access to the boarded roof space

## EnSuite

A modern suite comprising a corner shower cubical with composite shower base, drencher head shower and additional wall mounted shower head, vanity unit including an enclosed cistern and vanity wash hand basin with cupboards, wall mounted chrome towel radiator, high quality vinyl flooring with matching splashbacks



### Bedroom Three

12' 7" x 10' 3" (3.84m x 3.12m)

Velux windows to the rear, double glazed window to the side, door opening to a large storage cupboard that has plumbing for the installation of a ensuite shower room, access to the boarded roof space

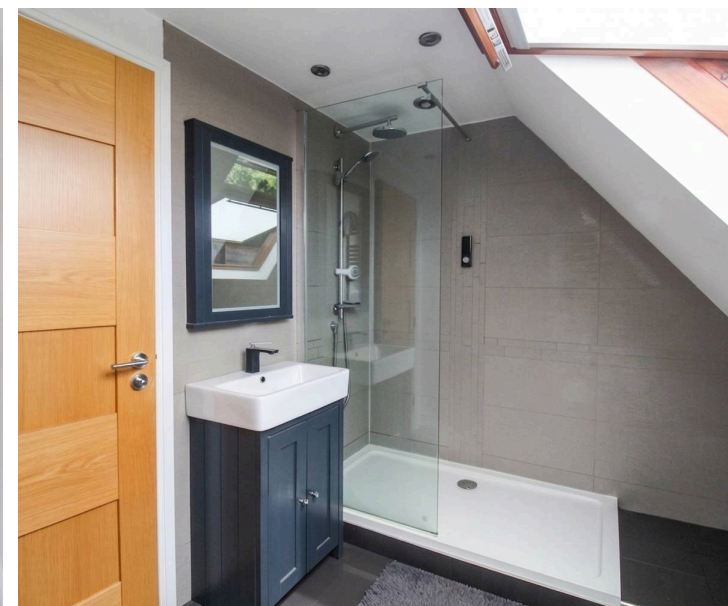
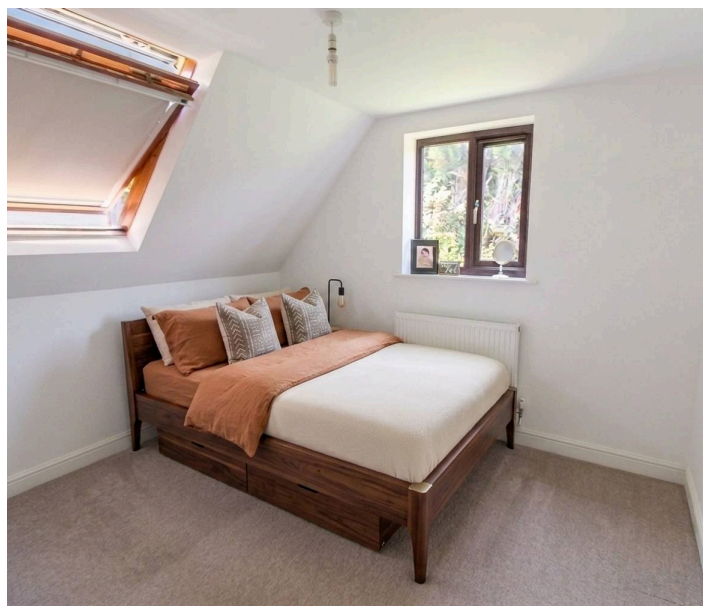
### Bedroom Four

10' 10" x 8' 9" (3.30m x 2.67m)

Velux fire escape window to the front with remote controlled fitted blind, wall mounted radiator, eaves storage

### Family Bathroom

A modern suite comprising a large walk in shower area with composite shower base and remote controlled wall mounted shower and drencher attachment, vanity wash hand basin with cupboards under, enclosed cistern WC, tiled splashbacks, tiled floor, graphite wall mounted towel radiator, Velux window to the rear





## REAR GARDEN

A patio area with artificial lawn strip, stone steps down with inset lights to a lower patio area with hill views, iron railings, timber fencing surround To the rear is a large patio area housing the Oil tank, Boiler, outside taps and access to the side, door to a built on storage area, sloping lawn area with established bee friendly 'wild' garden Stone steps leading to the roof terrace on one side and timber steps leading up to the other side of the roof terrace

## ROOF TERRACE

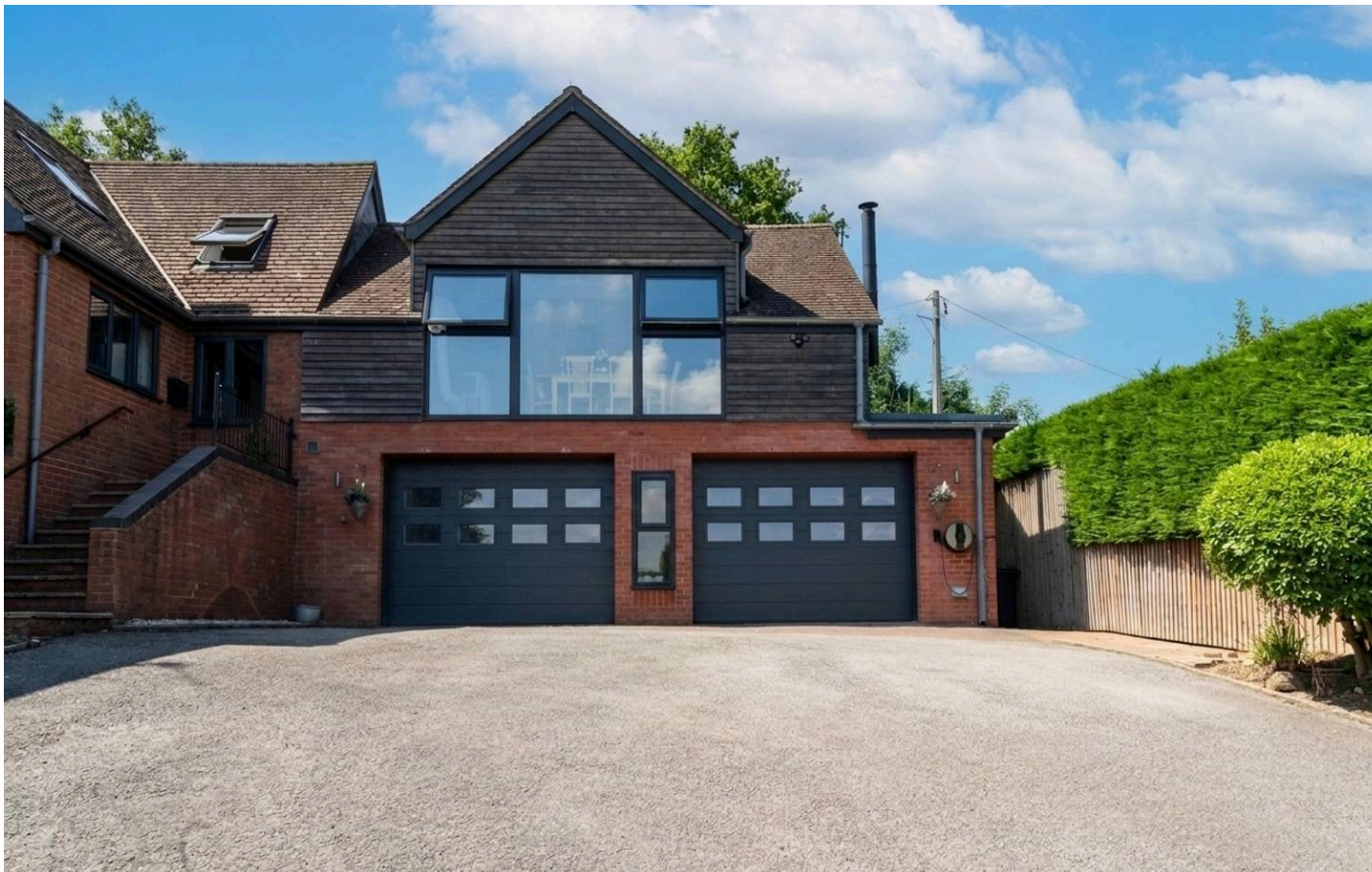
A private and low maintenance space with a large timber stage with artificial lawn area, timber balcony area offering far reaching and breath-taking views as far as Liverpool, wooden gazebo with seating area and additional patio BBQ area

## Secure gated Driveway

7 Parking Spaces

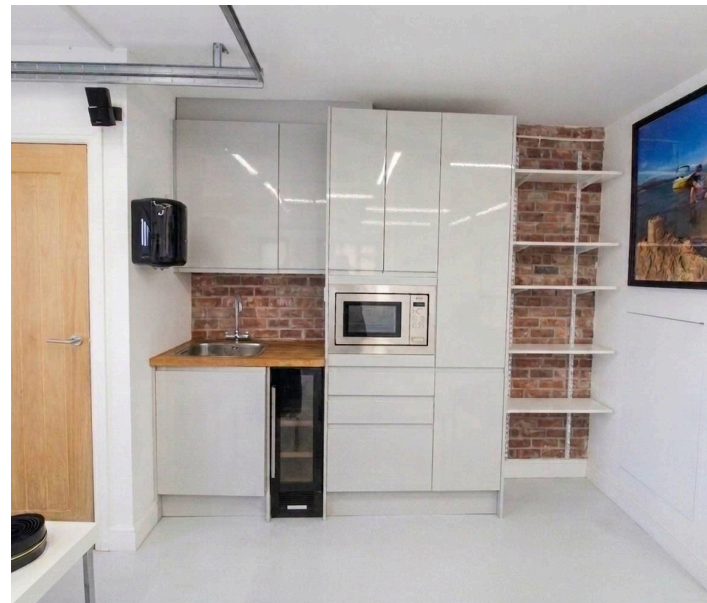
A large driveway accessed via electric purpose built iron gates installed 2019 offering ample off road parking for circa 7-8 vehicles, in-floor lights and external wall mounted lighting. EV car charge point with connections for an additional EV charge point, timed exterior power points, outside electric sockets, a timber storage shed to the side fully insulated with power points and smoke detectors Locally sourced larch cladding features





### Triple Garage

A triple garage accessed via two extra wide and extra tall electric roller doors with glazed features allowing for larger vehicles, LED lighting, power points, kitchen area with wall, drawer and base units, butchers block worktop with stainless steel sink unit with mixer tap, built in wine fridge, built in Neff microwave, additional storage cupboard, two-part epoxy hardwearing floor, door opening to the ensuite which includes a close coupled WC and wall mounted wash hand basin, slate effect tiled walls and floor. Pipes for the installation of radiators





# SWAIN HENNESSEY

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To arrange a viewing please contact

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