REID & ROBERTS

INDEPENDENT ESTATE AGENTS

14 Uwch Y Dre

Gwernymynydd, Mold, CH7 4AB

O.I.R.O £260,000

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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present to the market this three-bedroom detached bungalow, occupying a particularly generous corner plot within a popular residential development and enjoying beautiful views across the surrounding countryside.

Set within an attractive semi-rural location, the property enjoys the best of both worlds, a pleasant residential setting whilst being surrounded by the natural beauty of open farmland, rolling hillsides and far-reaching countryside. The position is undoubtedly one of the home's greatest attributes, with attractive views enjoyed from several rooms and a wonderful feeling of space around the property.

The generous corner plot provides gardens extending around the home, together with a detached single garage, driveway parking and an additional parking area. The size and configuration of the plot also provide exciting potential for further development or extension, subject to the necessary planning permissions and consents, making this an excellent opportunity for buyers looking for a home they can adapt to suit their own requirements.

Internally, the accommodation is thoughtfully arranged with the living accommodation positioned predominantly to one side of the bungalow and the bedrooms to the other. The property would benefit from some modernisation, presenting a fantastic opportunity to put your own stamp on the home and create a stylish bungalow tailored to your own taste.

The accommodation briefly comprises an Entrance Hallway, spacious Lounge opening through to the Dining Room, fitted Kitchen, Three Bedrooms, Bathroom and Separate WC. Externally, the property is complemented by established gardens, patio areas for outdoor seating and entertaining, a detached garage and off-road parking.

With its generous corner position, beautiful countryside outlook and excellent potential, this is a property that offers considerably more than first meets the eye and viewing is highly recommended.

Accommodation Comprises

The property occupies an attractive corner position and is approached via a concrete driveway providing off-road parking, with lawned areas positioned to either side helping to create an appealing and welcoming frontage.

A tiled step rises to a useful covered entrance area, where a uPVC entrance door with decorative frosted glazed inset opens into the Entrance Hallway.

Entrance Hallway

A central hallway provides access to the accommodation and creates a practical division between the living and sleeping areas of the bungalow.

Having a double panelled radiator, coved and textured ceiling and central ceiling light point. There is a useful storage cupboard complete with hanging rail and shelving, together with a further cupboard housing the combination boiler and an additional cupboard housing the electrical fuse box and meter.

Loft access is also provided from the hallway, with doors leading to the principal rooms.

Lounge

A fantastic-sized principal reception room, providing plenty of space for comfortable seating and creating a welcoming area in which to relax. A large uPVC double glazed window with side and top opening sections allows plenty of natural light into the room whilst also providing glimpses towards the surrounding countryside. The focal point of the room is an electric fire set within a tiled fireplace, providing a cosy feature to the living space. Further features include a double panelled radiator, coved and textured ceiling and central ceiling light point. An opening provides a natural flow through into the Dining Room, whilst a further door leads back into the Entrance Hallway.

Dining Room

Positioned to the rear of the property and conveniently located between the Lounge and Kitchen, the Dining Room provides a dedicated space for family dining and entertaining. A uPVC double glazed window with side and top opening sections overlooks the rear garden and captures the attractive countryside views beyond, creating a particularly pleasant outlook. Having a double panelled radiator, coved and textured ceiling and central ceiling light point.

A doorway leads directly into the Kitchen

Kitchen

The Kitchen is fitted with a range of wall and base units with complementary work surfaces over and incorporates a one-and-a-half bowl stainless steel sink and drainer with mixer tap. Positioned directly above the sink is a uPVC double glazed window overlooking the surrounding countryside – providing a lovely outlook across the fields and hills beyond. There is space for an electric cooker, void and plumbing for a washing machine and space for a freezer. Further features include a double panelled radiator, textured ceiling and central ceiling light point. A uPVC double glazed external door provides convenient access directly into the rear garden and patio area.

Bedroom One

A well-proportioned principal double bedroom positioned to the front of the bungalow. Featuring wood-effect laminate flooring and a large uPVC double glazed window with side and top opening sections to the front elevation, allowing excellent levels of natural light. Further features include a single panelled radiator and central ceiling light point.

Bedroom Two

Another well-proportioned bedroom, positioned to the rear of the property and enjoying one of the home's particularly attractive outlooks. A uPVC double glazed window with side and top opening sections overlooks the rear garden and opens up towards the beautiful surrounding countryside, with views across the neighbouring landscape beyond. Having a single panelled radiator and central ceiling light point.

Bedroom Three

A useful third bedroom which would work equally well as a single bedroom, home office, hobby room or occasional guest room. Having a uPVC double glazed window with top opening section to the front elevation, single panelled radiator and central ceiling light point.

Bathroom

Fitted with a two-piece suite comprising a tiled panelled bath with mixer hot and cold taps and a wall-mounted electric shower with shower head positioned over, together with a wash hand basin incorporated within a useful vanity unit. The walls are fully tiled and the room is finished with vinyl flooring. Further features include a double panelled radiator, central ceiling light point and decorative frosted uPVC double glazed window with top opening section to the rear elevation.

Separate W.C

A particularly useful addition to the accommodation, fitted with a low flush WC. Having fully tiled walls, laminate flooring, central ceiling light point and decorative frosted uPVC double glazed window with top opening section to the rear elevation.

Outside

One of the standout features of this property is undoubtedly its generous corner plot, which provides an excellent amount of outdoor space extending around the bungalow and offers considerably more scope than may initially be apparent from the front elevation.

From the Kitchen, the external door opens directly onto a concrete patio area, providing an ideal spot for outdoor furniture, summer dining and entertaining whilst taking advantage of the peaceful surroundings. The patio leads onto a lawned garden, with a further paved seating area positioned beyond and access to a timber garden shed. The gardens incorporate a variety of shrubs, bushes and planting, providing an excellent starting point for keen gardeners whilst still offering plenty of opportunity for a new owner to landscape and personalise the space.

A wrought-iron gate provide access through to the additional section of the corner plot, where the generous proportions of the grounds become particularly apparent. This additional garden area offers tremendous possibilities. Whether landscaped into a more substantial garden, used to create further outdoor entertaining areas or potentially incorporated into an extension of the existing accommodation, the plot provides genuine versatility for the future, subject to all necessary planning permissions and consents. For those with a green thumb, the gardens also offer a wonderful blank canvas from which to create a beautifully landscaped outside space that takes full advantage of the property's open position and countryside surroundings.

Detached Garage

The property benefits from a detached single garage, providing secure parking or useful additional storage.

Tel: 01352 700070

In addition to the driveway parking positioned to the front of the bungalow, there is a further concrete parking area adjacent to the garage, providing valuable additional off-road parking.

EPC Rating TBC

Council Tax Band E

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Road Map

Hybrid Map

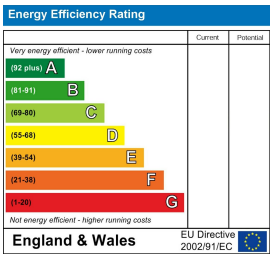
Terrain Map

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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