



## 69 The Links

Gwernaffield, Mold, CH7 5DZ

Offers Over £230,000



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## Property Description

Offered with no onward chain, this well-presented and newly updated two-bedroom bungalow is tucked away on a popular cul-de-sac, providing a peaceful village setting with easy access to local amenities. Designed for low-maintenance living and ready to move straight into, it combines modern interiors with practical outdoor space, making it ideal for downsizers, first-time buyers, or investors.

Set back from the road, the property is approached via a block-paved driveway leading to a detached garage. A UPVC door opens into a welcoming L-shaped hallway with wood-effect flooring and recessed spotlights. The bright lounge features a large picture window, while the newly fitted kitchen offers modern units, integrated appliances, a breakfast bar, and direct access to the garden. Two versatile bedrooms include a rear room with French doors opening onto the decked terrace, ideal as a bedroom or second reception. The bathroom has also been updated with a contemporary three-piece suite.

Outside, the low-maintenance rear garden provides a decked seating area, patio, and gravel section, all enclosed for privacy. The detached garage offers excellent storage or workshop potential.

The village of Gwernaffield offers a post office, public house, community centre, and golf club. A regular bus route connects the area to the nearby market town of Mold, which provides a wealth of amenities, including Welsh and English medium schools, shops, supermarkets, restaurants, public houses, sports and leisure facilities, and excellent public transport links. The nearby A55 provides easy access to the major towns and employment centres throughout North Wales and the North West.

## Accommodation Comprises

The property is set back from the road and approached via a block paved driveway, which extends to the side of the home. A paved step leads to the front entrance, where a UPVC double glazed door with frosted glass insets opens into the L shaped entrance hallway.

### Entrance Hallway

The hallway features wood effect laminate flooring, recessed spotlights, loft access with pull down ladder, and wall mounted heating controls.

### Lounge

Located at the front elevation, the lounge benefits from a large UPVC

double glazed window with side opener. The room is finished with wood effect laminate flooring, a central ceiling light point, and offers two double panelled radiators, TV aerial sockets, and a telephone point, creating a bright and versatile living space.

### Kitchen

Set to the rear, the kitchen is in fantastic condition fitted with a modern range of wall and base units complemented by wood effect work surfaces. Integrated appliances include an electric oven and grill, four ring electric hob with extractor over, and a stainless steel sink with drainer and mixer tap. The room also provides space and plumbing for a washing machine, a useful built in breakfast bar for casual dining, a double panelled radiator, and a ceiling light point. A UPVC door with frosted glass inset leads directly out to the rear garden.

### Bedroom One

This versatile room can serve either as the principal bedroom or as an additional reception room to suit your needs. It features wood effect laminate flooring, a double panelled radiator, and a built in cupboard housing the oil fired boiler, fuse box, and slatted shelving for storage. French UPVC patio doors open directly onto the rear decking and garden, creating a light and inviting space.

### Bedroom Two

Positioned to the front of the property, this bedroom enjoys a UPVC double glazed window with top opener, wood effect laminate flooring, a textured ceiling with central light point, a double panelled radiator, and a telephone point.

### Family Bathroom

The bathroom has also been newly updated and is fitted with a three piece suite comprising a panelled bath with electric shower over and glass screen, a wash hand basin, and a low flush WC. Further features include wood effect vinyl flooring, part tiled walls, a wall mounted shaver socket, and a UPVC frosted glass window to the side elevation.

### Garden

From the kitchen, a door opens to a raised decked area with balustrade, providing the perfect spot for outdoor dining. Steps lead down to a concrete patio and a slate gravelled garden, all enclosed by fencing to the rear and sides for privacy and ease of maintenance. The property also benefits from a detached garage, which can be accessed via the up and over door at the front or from the rear garden, offering excellent additional storage or workshop potential.

EPC Rating TBC

## Council Tax Band D

### 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

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.

### 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



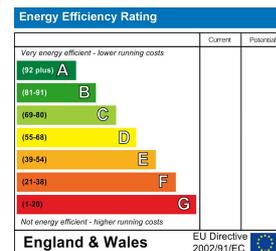
## Floor Plan



## 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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