



Garreg Fawr

Ruthin Road, Gwernymynydd


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£600,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Council Tax band: G

Tenure: Freehold

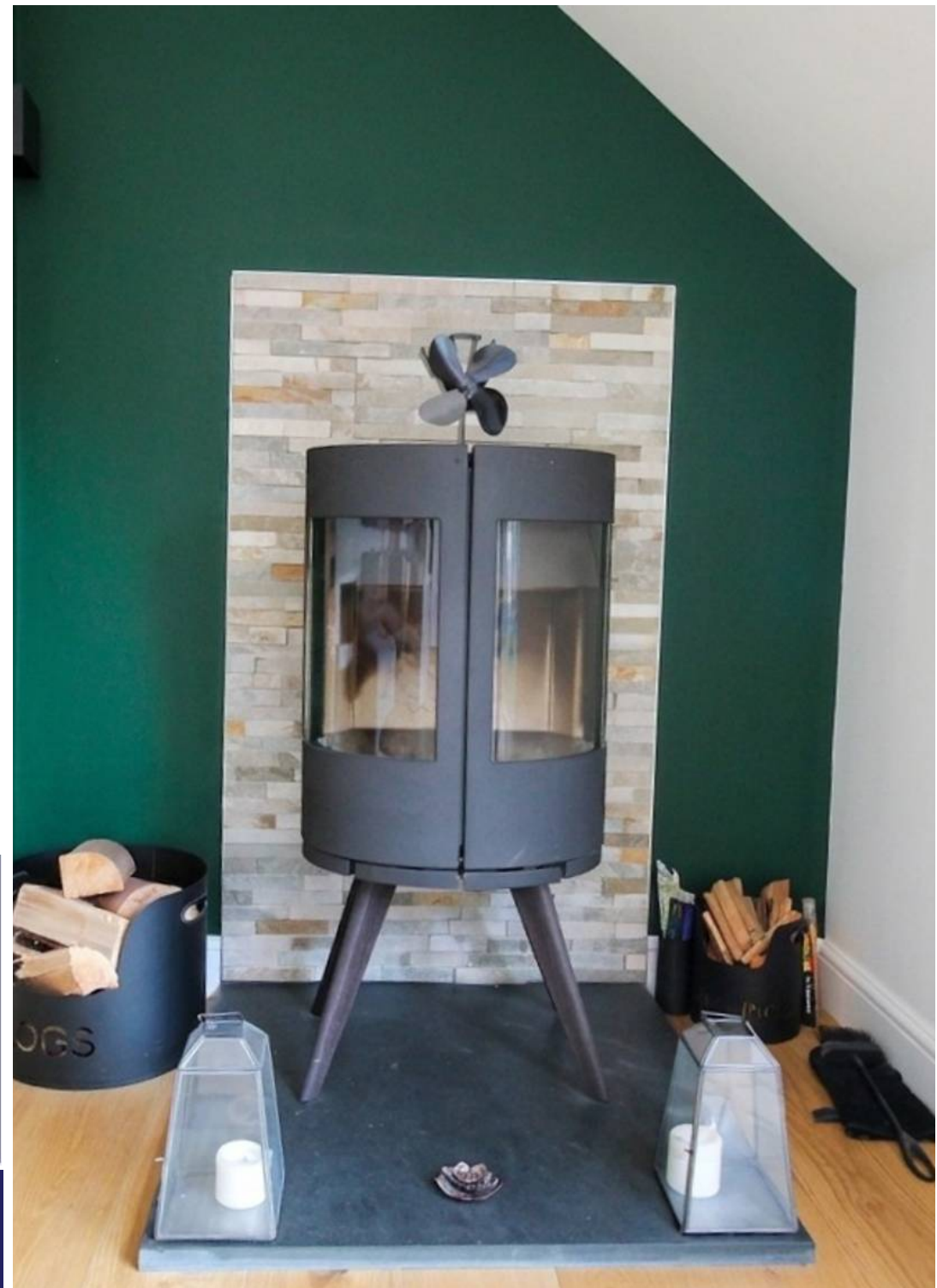
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Exceptional Five-Bedroom Executive Residence with Panoramic Views
- Private Gated Plot with Triple Garage and Parking for 7+ Vehicles
- Elevated Position with Far-Reaching Views Across North Wales and Towards Liverpool
- Semi-Rural Setting Within Walking Distance of Mold
- Recently Installed Bespoke German Kitchen with Premium Integrated Appliances
- Superb Open-Plan Living and Entertaining Spaces
- Five Double Bedrooms Including Two En-Suites
- Private Roof Terrace Offering Outstanding Scenic Views
- Immaculately Presented Throughout with High-End Bespoke Finishes
- Versatile Triple Garage with Workshop, Utility Facilities and EV Charging
- Secure Electric Gates and Extensive Private Parking


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk



Entrance Hallway

A welcoming and elegantly appointed reception hall featuring reclaimed maple flooring, bespoke oak joinery and generous built-in storage. The spacious entrance provides access to the principal accommodation and sets the tone for the quality and craftsmanship found throughout the home.

Kitchen / Dining Room

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

The heart of the home is an exceptional bespoke German-designed kitchen, comprehensively refitted in 2025 with new services throughout. Thoughtfully designed for both family living and entertaining, the space features premium cabinetry, integrated appliances by Neff and AEG, and a large social dining area. French doors connect seamlessly to the gardens, creating an ideal indoor-outdoor entertaining environment.



Bedroom One

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

A luxurious principal suite inspired by boutique hotel design, featuring walnut fitted wardrobes, contemporary feature panelling and extensive integrated storage. A beautifully appointed en-suite bathroom completes this private retreat.

Principle En-suite

A high-specification contemporary shower room including a spacious walk-in rainfall shower, bespoke vanity unit, illuminated detailing and elegant wood-effect tiling throughout.

Cloakroom

Stylishly appointed guest cloakroom finished to the same exacting standard as the main accommodation.

Bedroom Five / Home Office

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

A versatile reception room currently utilised as a home office, offering excellent flexibility as a fifth double bedroom, study, snug or consulting room.



Lounge

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

An outstanding reception room enjoying panoramic views across North Wales and towards Liverpool through dramatic floor-to-ceiling glazing. Featuring solid oak flooring, a Morso multi-fuel stove and a discreetly integrated home cinema system, this impressive living space has been designed equally for relaxed family living and sophisticated entertaining.

First Floor Landing

A spacious galleried landing incorporating an additional study or hobby area, creating a flexible workspace ideal for modern hybrid living. Further benefits include extensive storage and access to the remaining bedroom accommodation.

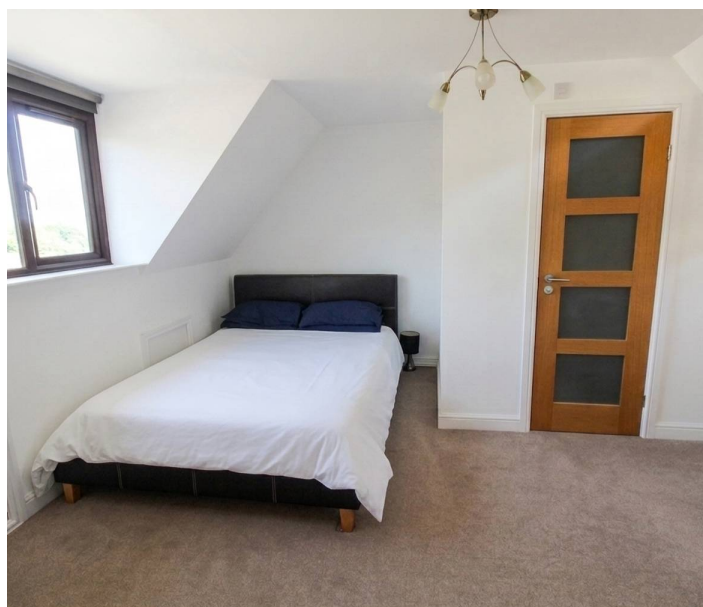
Guest Bedroom Suite

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

A generous double bedroom benefitting from built-in storage and a private en-suite shower room, making it ideal as a guest suite or secondary principal bedroom.

Guest En-suite

Contemporary en-suite shower room fitted with modern sanitaryware, vanity storage and premium finishes.



Bedroom Three

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

A spacious double bedroom with excellent storage and future potential for a further en-suite, subject to requirements.

Bedroom Four

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

A well-proportioned double bedroom offering flexibility for family, guests or home working.

Family Bathroom

A beautifully presented contemporary family shower room featuring a generous walk-in shower, bespoke vanity storage, quality tiling and modern fittings.





Garden and Grounds

The property occupies a private, elevated plot with multiple seating and entertaining areas designed to maximise the spectacular outlook. Landscaped terraces, decorative lighting and mature planting combine to create an attractive and low-maintenance outdoor environment.

Roof Terrace

A truly exceptional feature of the property, the substantial roof terrace provides an outstanding entertaining and relaxation space with breathtaking far-reaching views across North Wales, the Dee Estuary and towards Liverpool. The terrace incorporates multiple seating areas, a covered entertaining space and ample room for outdoor dining.

Secured gated driveway

7 Parking Spaces

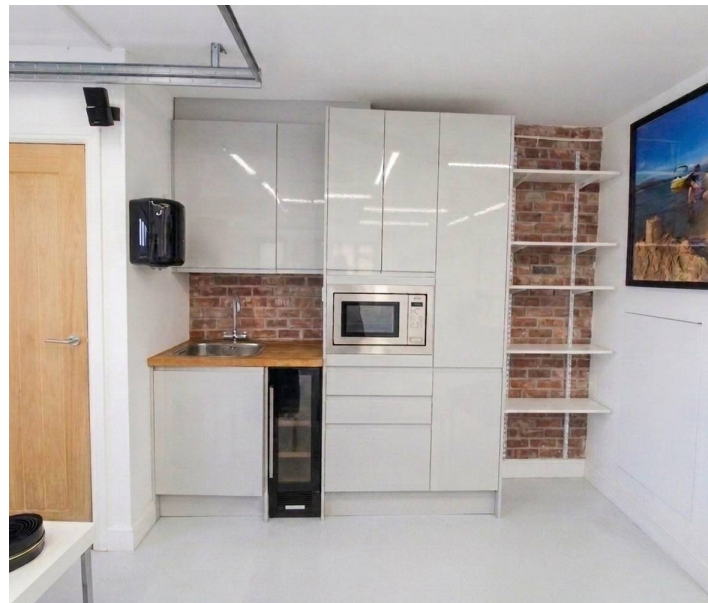
Accessed via electric gates, the substantial private driveway provides parking for approximately seven to eight vehicles and incorporates EV charging facilities, external power supply and extensive feature lighting. The gated setting offers a high degree of privacy and security rarely found so close to the centre of Mold.





Triple Garage Complex

An impressive triple garage finished to a high specification with oversized glazed electric doors suitable for larger vehicles. The building also incorporates a fitted kitchenette, washroom facilities, workshop potential and extensive storage, making it ideal for car enthusiasts, hobbyists, home businesses or additional entertaining space.





SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact

Nicky Swain

t: 07926 488 158

e: nickly@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 159

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk