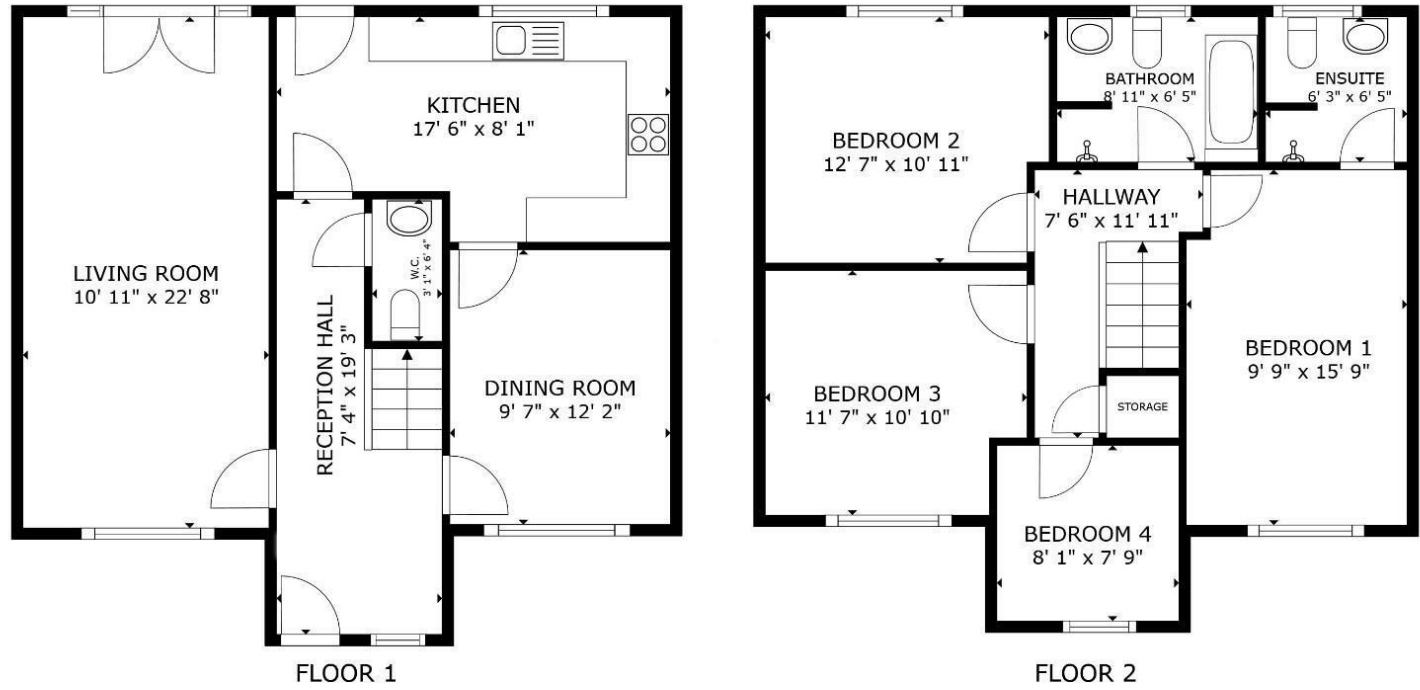
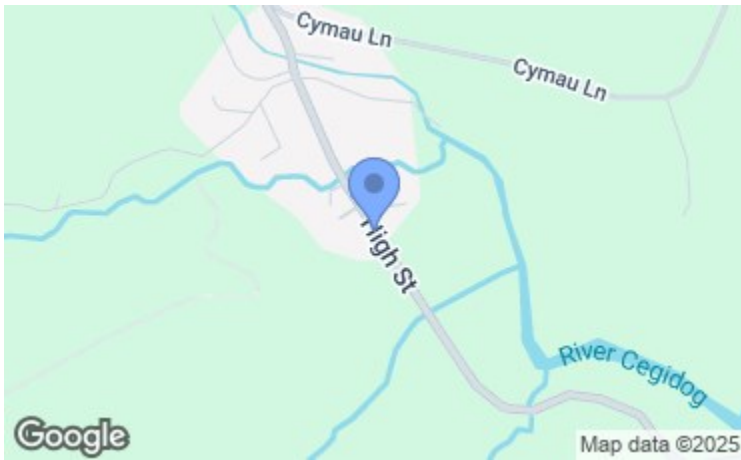


Ty Gwennol Ffrith, Wrexham, Flintshire, LL11 5LG



GROSS INTERNAL AREA
FLOOR 1 683 sq.ft. FLOOR 2 670 sq.ft.
TOTAL : 1,353 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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Ty Gwennol

Ffrith, Wrexham, Flintshire

LL11 5LG

Price
£335,000

A WELL PROPORTIONED FOUR BEDROOMED DETACHED FAMILY HOUSE WITH TWO RECEPTION ROOMS, GARAGE AND GOOD SIZE ENCLOSED GARDEN. Occupying an attractive position on the edge of this popular village community with views over the surrounding hillside. Designed to a spacious plan with the benefit of uPVC double glazed windows and exterior doors, oil fired central heating system, laminate wood-effect flooring to most of the ground floor and fitted blinds to most rooms. The property is available for immediate occupation and in brief comprises: a spacious hallway with pine spindled staircase, cloakroom/WC, dual aspect living room with French doors to the garden, separate dining room (with potential to knock through to the kitchen), kitchen/breakfast room with range of grey fronted units and integrated appliances, first floor landing, bedroom one with ensuite shower room, three further good sized bedrooms (two doubles) and family bathroom. Driveway parking to the rear for two cars, attached garage and pleasant fully enclosed lawned garden with patio area and established trees. No onward chain.



LOCATION

The property occupies a corner position to the entrance of small established cul de sac with pleasant views across surrounding countryside. Ffrith is a small rural village located in a secluded setting some 2 miles from Cymau and Llanfynydd. Whilst enjoying an idyllic rural environment the village is within easy reach of Wrexham (6 miles), Mold (8.5 miles) and Chester (13 miles). There are shops catering for daily requirements in the village of Caergwrle some 3 miles distant and a local train station in Cefn y Bedd providing a service between Wrexham and Bidston with connection thereafter to Liverpool.

THE ACCOMMODATION COMPRISES

uPVC double glazed front door to Reception Hall.

RECEPTION HALL

5.77m x 2.18m (18'11" x 7'2")



A spacious hallway with pine spindled staircase to the first floor, matching pine panelled interior doors, double panelled radiator, telephone point and laminate wood-effect flooring.

CLOAKROOM/WC

Comprising low flush WC, pedestal wash basin, tiled floor, radiator and extractor fan.

LIVING ROOM

6.71m x 3.25m (22' x 10'8")



A spacious dual aspect room with double glazed window to the front and matching French doors to the rear. Continuation of the laminate wood-effect flooring, coved ceiling, two wall light points, TV aerial point and two double panelled radiators.





viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/SC

DIRECTIONS

From Mold take the A514 Wrexham Road and after approximately three miles and on entering Pontblyddyn take the right handed turning after the petrol station onto the A5104 Corwen Road. Follow this road up the hill and through Pontybodkin and on reaching the periphery of Treuddyn turn left onto the A5101 Llanfynydd/Ffrith Road. Follow this road through Llanfynydd village and thereafter into Ffrith. Proceed through the village centre whereupon the property will be found on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be

DINING ROOM

3.68m x 2.95m (12'1" x 9'8")



Double glazed window to the front, continuation of the laminate wood-effect flooring, TV aerial point, coved ceiling and double panelled radiator.

KITCHEN

5.26m x 2.92m (17'3" x 9'7")



Fitted with a range of light grey coloured fronted base and wall units with dark toned worktops, inset sink unit and tiled splashback. Built-in appliances comprising an electric ceramic hob, cooker hood and single electric oven. Plumbing for washing machine, tiled floor, double panelled radiator, double glazed window overlooking the garden and uPVC double glazed exterior door. Wall mounted oil fired central heating boiler.



LANDING



Loft access, pine panelled interior doors and deep built-in linen cupboard with slatted shelving and small radiator.

BEDROOM ONE

4.78m x 3.00m (15'8" x 9'10")



Double glazed window to the front with views across the surrounding hillside, telephone point, TV aerial point and radiator.

ENSUITE

1.93m x 1.93m (6'4" x 6'4")



Comprising tiled shower enclosure with screen and electric shower, pedestal wash basin and low flush WC. Part tiled walls, radiator, extractor fan and double glazed window.

BEDROOM TWO

3.81m x 3.28m (12'6" x 10'9")



Double glazed window to the rear and radiator.

BEDROOM THREE

3.56m x 3.40m (11'8" x 11'2")



Double sized room with double glazed window to the rear with hillside views, TV aerial point and radiator.

BEDROOM FOUR

2.51m x 2.44m (8'3" x 8')



Double glazed window to the rear with views, TV aerial point and radiator.

BATHROOM

2.74m x 1.93m (9' x 6'4")



Fitted with a four piece suite comprising panelled bath with mixer shower tap, shower enclosure with main shower valve and glazed screen, pedestal wash basin and WC. Part tiled walls, extractor fan and double glazed window with frosted glass.

OUTSIDE

The property occupies a corner position on the periphery of the village with a driveway to the rear for three cars with access to the attached single garage.

GARAGE



With up and over door.

FRONT GARDEN



Lawned front garden areas with stone walling to the frontage, pathways with gate and outside light. Oil tank located to the side of the house and gated access to the rear garden.

REAR GARDEN



To the rear, there is a pleasant fully enclosed lawned garden with paved patio areas, panelled fencing, a selection of mature trees, outside light and tap.