



Asking Price £420,000

 3 Bedrooms

 2 Bathrooms

Llwyn Ceris, Hafod Road,
Gwernaffield, Mold CH7 5ES

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General Remarks

Occupying a sought after semi-rural location with pleasant views over open countryside, this three double bedroom detached bungalow is well presented throughout and boasts an impressively sized kitchen/diner which is approximately 30 foot long. With double glazed windows and a "Worcester" boiler, the property briefly comprises an entrance porch, hallway, spacious living room with bow window, kitchen/diner, main bedroom with an en-suite shower room, two further double bedrooms and a good sized family bathroom with a white suite. In summary, a cracking family home and an early viewing is highly recommended.

Accommodation

Entrance Porch: PVCu double glazed window to the side elevation. PVCu double glazed windows to the front and side elevations. Tiled floor.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Hallway: PVCu double glazed door to the front elevation. Radiator. Wood-effect flooring. Storage cupboard.

Living Room: 17' 5" x 12' 5" (5.31m x 3.79m) PVCu double glazed bow window to the front elevation. Radiator. Fire recess with inset wood-burner.

Kitchen Diner: 23' 2" x 11' 3" (7.06m x 3.43m) PVCu double glazed French doors and window to the rear elevation. Modern wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Integral electric hob. Cooker hood. Integral oven and separate grill. Space for fridge. Integral dishwasher. Wall tiling. Part tiled floor. Part wood-effect flooring.

Utility Room: 9' 11" x 5' 3" (3.02m x 1.60m) PVCu double glazed window to the rear elevation. Wood-effect double glazed door to the side elevation. Wood-effect work top. Plumbing for washing machine. Space for fridge and freezer. Oil-fired "Worcester" boiler. Built-in storage. Space for tumble dryer.

Bedroom 1: 11' 5" x 10' 0" (3.48m x 3.04m) plus entrance-way. PVCu double glazed window to the front elevation. Radiator. Built-in shelving.

En-Suite Shower Room: 6' 7" x 6' 2" (2.01m x 1.88m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Fully tiled walls. Radiator. Tiled floor with under-floor heating. Down-lighters.

Bedroom 2: 12' 8" x 10' 9" (3.86m x 3.28m) to the wardrobes. PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Bedroom 3: 13' 2" x 10' 7" (4.02m x 3.23m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 9' 7" x 8' 3" (2.93m x 2.52m) PVCu double glazed window to the side elevation. White three piece suite comprising a p-shaped panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Fully tiled walls. Tiled floor.

Outside: Externally there is a crescent-shaped driveway to the front of the property with dual access. The rear garden enjoys a good degree of privacy and combines a paved Patio leading off the Kitchen Diner with steps leading up to a lawned section which is bordered by mature hedging.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" oil-fired central heating boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 62|D.

Council Tax Band: The property is valued in Band "F".









Directions: Leave Mold town centre on New Road which proceeds into Ruthin Road. At the roundabout take the second exit and continue through the village of Gwernymynydd. Once through the village pass the sign for Maeshafn on the left-hand side of the road and then shortly afterwards take a right-hand turning into Cadole Road. Continue along this road for approximately half a mile and then turn right into Hafod Road and the property will be observed after a short distance on the right-hand side of the road.

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