



## 22 Godre'r Mynydd

Gwernymynydd, Mold, CH7 4AD

Offers Over £300,000



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## Property Description

Reid & Roberts are thrilled to present this beautifully positioned three-bedroom detached bungalow, occupying a generous corner plot in the highly desirable village of Gwernymynydd. Set high on an elevated position, this home boasts truly breath taking, uninterrupted views stretching across the historic market town of Mold and, on a clear day, as far as the distant Peak District.

A gently sloped driveway provides parking for one vehicle, with excellent potential to extend the parking area to the side. The attractive front garden, bordered by mature shrubs, leads to a sun-trap patio, the perfect spot to take in those panoramic countryside vistas. To the rear, a generous, landscaped garden offers a blend of lawns, meandering pathways, and mature planting, creating a private oasis ideal for both quiet relaxation and outdoor entertaining. With open farmland to the side, the sense of space and rural charm is exceptional.

Inside, a welcoming hallway sets the tone for the bright and airy accommodation. The spacious lounge features a large picture window that perfectly frames the scenery, alongside a cosy feature fireplace. The kitchen/dining room offers excellent storage, a quality Bosch oven, and two large windows that capture the outstanding views from different angles. The three bedrooms are all well-proportioned, including a main bedroom with patio doors opening directly onto the garden, a second double bedroom, and a generous single each benefitting from natural light and, in many cases, those outstanding views. The modern wet room is fitted with a WC, wash basin, and electric shower.

## Accommodation Comprises

The property is accessed via a sloped driveway with off road parking, with steps leading to a pathway and a composite entrance door opening into a bright, welcoming hallway.

### Entrance Hallway

A composite entrance door opens into a light and welcoming hallway, with ample space for shoes and coats, a single panel radiator and courtesy lighting.

### Lounge

A bright and spacious reception room enjoying open views over fields through a large UPVC double glazed window with side openers. Features include a double panel radiator, an electric fire set on a slate hearth with brick surround, a wooden mantel, and TV/telephone points.

### Kitchen / Dining Area

Accessible from both the entrance hallway and inner hallway, this spacious room is fitted with a range of wall and base units topped with complementary work surfaces. Includes a stainless steel sink with mixer tap and drainer, Bosch oven, four zone touch electric ceramic hob with

extractor hood, space for a fridge freezer, and plumbing for a washing machine. The room enjoys spectacular views from two UPVC double glazed windows to the rear and side and includes a UPVC door to the rear garden, a double panel radiator, and space for a dining table.

### Inner Hallway

Accessed from the lounge, the inner hallway offers a large storage cupboard fitted with shelving, loft access, smoke alarm, and courtesy lighting.

### Bedroom One

A generous double room with sliding double glazed patio doors opening onto the rear garden, a double panel radiator, and a central ceiling light point.

### Bedroom Two

A well proportioned double bedroom with a rear facing UPVC double glazed window with side opener and a double panel radiator.

### Bedroom Three

A generous single room that could accommodate a double bed, featuring a side facing UPVC double glazed window with side opener and stunning, far reaching views over Mold and beyond.

### Wet Room

Fitted with a close coupled WC, wash hand basin, and wall mounted electric shower. Finished with tiled walls, non slip vinyl flooring, a heated towel rail, extractor fan, and two frosted windows to the side elevation.

### Gardens

Steps lead to a pathway flanked by a long laid to lawn garden with mature bushes, providing privacy and greenery. This path continues to a raised patio area, perfectly positioned to capture the breathtaking, far reaching views over St Mary's Church, the surrounding countryside, and, on a clear day, as far as the Peak District. To the side, open farmland enhances the peaceful rural outlook and adds to the sense of space.

The rear garden is a substantial, landscaped haven featuring a variety of mature trees, shrubs, and bushes. A winding pathway meanders through the garden, offering an inviting route for exploration. This outdoor space is ideal for those who enjoy gardening, entertaining, or simply relaxing while taking in the views. There is also scope to extend the property to the side, subject to planning, with this area currently laid to lawn and underutilised. The boundaries are defined by wood panelled fencing to the left and rear, with mature hedging to the right, offering a balance of privacy and openness to enjoy the exceptional setting.

### Garage

The property boasts a substantial, attached double height garage, conveniently accessed directly from the driveway. Offering exceptional

Tel: 01352 700070

versatility, the space is ideal for secure vehicle parking, generous storage, a dedicated workshop, or, subject to the necessary planning permissions, potential conversion to suit your lifestyle needs.

#### Location

Situated in the village of Gwerynymdd which is a short distance from Mold town where you will find a comprehensive range of shops serving daily needs, secondary schools and leisure facilities. Close by is the popular Loggerhead Country Park with its numerous country walks and bridle ways, providing access onto the Clwydian Hills being ideal for keen walkers and cyclists. The village has a popular primary school and is on a regular bus service into Mold.

#### EPC Rating C

#### 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

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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