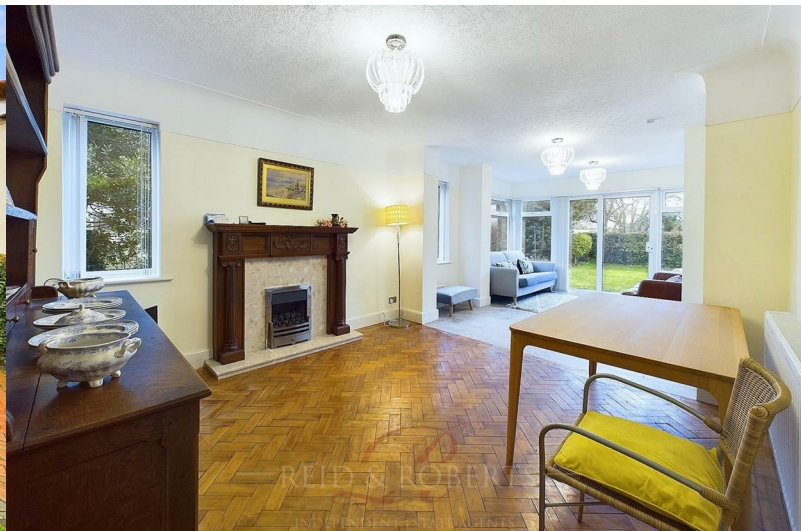




## Cynlas Gwernaffield Road

Mold, CH7 1RQ

Offers Over £400,000



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## Accommodation Comprises

The property is approached via a brick paved driveway extending to the front entrance.

Composite door opens into:

### Porch

Offering a useful area for shoe and coat storage with quarried tile flooring, ceiling light point and double glazed Upvc window to the front elevation.

### Reception Hall

The property welcomes you with a spacious and inviting reception hall, featuring elegant parquet flooring that adds warmth and character. A double-panelled radiator ensures comfort, while the under stairs storage cupboard provides a practical solution for keeping the space tidy.

Doors lead into all further accommodation

### Lounge / family room

This spacious 24' reception room is a charming and versatile area, perfectly designed for both relaxation and entertaining. With generous proportions, it offers ample room for family gatherings while enjoying the picturesque views of the garden and open fields beyond, framed beautifully by double-glazed windows on the side and rear elevations. The room is kept warm and inviting by two double-panel radiators, while the coal-effect gas fire, set within an elegant wooden surround with a marble inset and hearth, serves as a striking focal point, adding both warmth and sophistication. The textured and coved ceiling further enhances the character of the space, while a combination of tiled and parquet flooring provides both practicality and timeless style. For added convenience, the room is fitted with a TV aerial socket and telephone point, ensuring modern functionality within this beautifully appointed living space.

### Kitchen

The kitchen is a stylish and well-appointed space, featuring double-glazed windows on the side and rear elevations that provide plenty of natural light. This modern kitchen is fitted with a range of high-gloss, soft-close wall and base units, complemented by wood-effect worktops and a solid wood built-in breakfast bar, perfect for casual dining. Integrated appliances include a stainless one and a half steel sink unit, fridge freezer, a built-in oven, 4 ring electric hob and dishwasher, offering a seamless and convenient cooking and cleaning experience. Splashback tiles, tiled flooring, double panelled radiator and textured ceiling and a Upvc door on the side elevation provides easy access to the outdoors.

### Utility

The utility room is a practical and well-designed space fitted with a

range of wall and base units, complemented by wooden worktops and a stainless steel sink unit with mixer taps and floor to ceiling cupboards on the other side offering ample storage space, void and plumbing for washing machine and tumble dryer (both being left at property), tiled flooring, double panelled radiator, textured ceiling and double glazed window to the side elevation.

### Front Lounge

The Snug is a delightful and versatile space, featuring a charming double-glazed bay window the front elevation with an additional window to the side elevation, which fill the room with natural light. With a double-panelled radiator and original parquet flooring, a wood-effect gas fire, complemented by a marble hearth and surround, offering both warmth and a stylish focal point. With textured ceiling, complete with coved detailing, an aerial socket and phone point to complete the room.

### Downstairs Shower Room

Featuring a newly fitted, modern three-piece suite that comprises of a corner shower with electric shower attachment, low flush W.C, sink unit set within a high gloss vanity. The space features partially tiled walls and a tiled floor, extractor fan, double panelled modern radiator and double glazed frosted window to the side elevation. This compact yet stylish shower room is perfect for added convenience and comfort.

### Landing

Offering a bright space, with a double-glazed window to the front elevation, double panelled radiator, textured ceiling and loft access point.

Doors lead into all first floor accommodation

### Bedroom One

Featuring two Upvc double-glazed windows to the side and rear elevations, offering pleasant views. with a double-panelled radiator and coved ceiling.

### Bedroom Two

This spacious bedroom features a charming double-glazed bay window to the front elevation and additional window to the side elevation, filling the room with natural light while the room is thoughtfully fitted with a range of wardrobes, providing ample storage space. Double-panelled radiator and textured ceiling complete the space.

### Bedroom Three

This inviting bedroom is currently utilised as an office space featuring double-glazed window to the rear elevation, allowing sight of the far reaching views, double panelled radiator, large cupboard housing the combination boiler and fitted shelving offering practical storage solutions while maintaining the room's tidy and organised feel.

Tel: 01352 700070

## Bathroom

The bathroom is a beautifully designed space that seamlessly combines style and functionality. It features a contemporary three-piece suite, including a panelled bath with a mains-powered shower and adjustable attachment, enclosed within elegant tiling for a sleek and practical finish. The sink is set within a high-gloss vanity unit, complemented by luxurious granite worktops on either side, enhancing both aesthetics and practicality. A low-flush W.C. completes the suite, ensuring a modern and efficient design. The space is finished with tiled flooring, partial wall tiling, modern double panelled radiator, extractor fan, and double glazed frosted window to the side elevation.

## Outside

The property is accessed via an attractive brick-paved driveway, which extends to the front of the home and leads to the detached garage, benefiting from both power and lighting for added convenience. A beautifully maintained lawned garden enhances the front of the property—an exceptional and private addition, enclosed by mature hedging, offering a tranquil space to enjoy during the warmer months. The brick-paved driveway seamlessly transitions into a pathway, leading to the impressive and secluded rear garden. Designed for both relaxation and entertaining, the rear garden is predominantly laid to lawn and features a spacious concrete patio area, ideal for al fresco dining and outdoor furniture. An outside tap provides additional convenience for garden maintenance. The property further benefits from far-reaching views to both the front and rear, creating a serene and picturesque setting to enjoy year-round.

## EPC Rating - D

## Council Tax Band

## 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

## 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.

## 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.

## Viewings

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



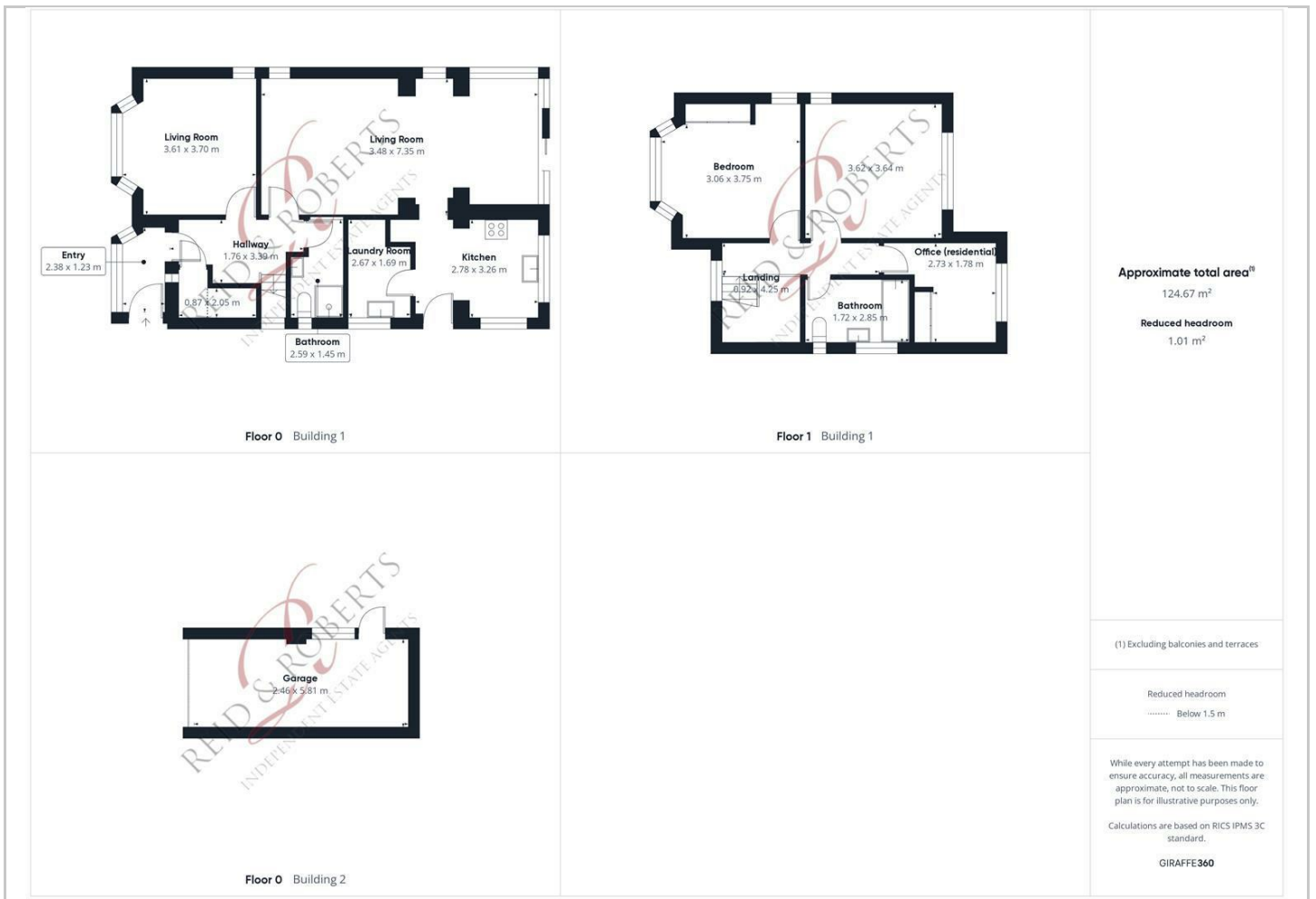
## Hybrid Map



## Terrain Map



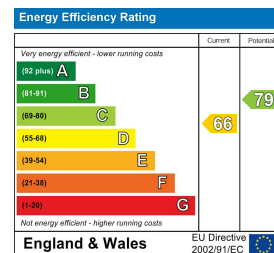
## Floor Plan



## 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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