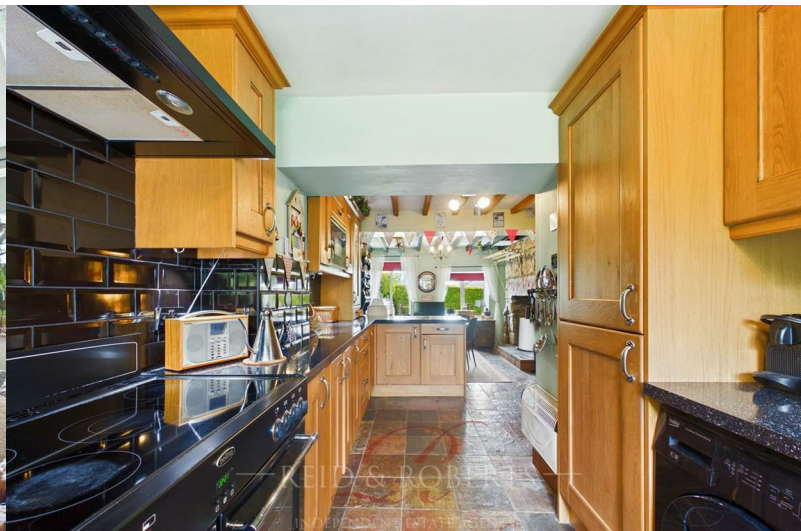




Cremel Cwm Church Lane

Gwernaffield, Mold, CH7 5DT

Offers Around £375,000



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Accommodation Comprises

The property is approached via a gated driveway with double iron gates, leading to a spacious parking area providing off-road parking for multiple vehicles. Stone boundary walls and established planting enhance privacy, while a UPVC door with a frosted glazed panel opens into a welcoming porch-style reception area.

Entrance Porch

The property is entered via a UPVC door with a double glazed frosted panel into a porch-style reception area, finished with slate tiled flooring. A front-facing frosted window allows natural light while maintaining privacy, and the space is complete with a radiator and central ceiling light.

Downstairs WC

Accessed from the hallway, the WC is fitted with a low flush WC and a vanity unit with wash hand basin and mixer tap. There are tiled splashbacks, continued slate flooring, a frosted front window, radiator, and ceiling light, along with a wall-mounted cupboard housing the electric meters.

Lounge

A step up leads into a spacious and inviting lounge, full of character with beamed ceilings and two front-facing windows. The focal point is an impressive exposed stone fireplace with a painted beam and tiled hearth, housing a cast iron multi-fuel burner, creating a warm and cosy atmosphere. The room is well-proportioned with ample space for furnishings and benefits from two radiators. Doors lead to the sun room and kitchen.

Inner Hallway & Storage

An inner corridor with inset lighting leads from the lounge towards the kitchen, with a useful under-stairs storage cupboard providing additional practicality.

Kitchen

The extended kitchen is fitted with a range of solid wood wall and base units with granite effect worktops over. It features a composite sink, brick-style tiled splashbacks, and space for a range-style cooker with extractor above. Integrated appliances include a fridge freezer and dishwasher, with additional space and plumbing for laundry appliances. A rear-facing window overlooks the garden, and the room is finished with spotlights and continued slate flooring.

Dining Area

A step down from the kitchen leads into the dining area, which offers another characterful space with an exposed stone chimney breast,

beam, and multi-fuel burner set on a raised tiled hearth. With front-facing windows, beamed ceiling, and continued slate tiled flooring, this room provides a warm and welcoming setting for dining and entertaining. Stairs lead up to the first floor accommodation.

Sunroom

The sunroom can be accessed from both the lounge and kitchen, offering a bright additional living space with a solid roof, surrounding double glazed windows, and a radiator. A door leads directly out to the rear garden, making it an ideal spot to relax and enjoy the outlook.

First Floor Accommodation

Landing

The first floor features a split-level landing with a radiator and ceiling lighting, providing access to all bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom positioned to the front of the property, offering ample room for furnishings. It benefits from a front-facing window, radiator, built-in storage cupboards over the stairs, and a central ceiling light.

Bedroom Two

Another well-sized double bedroom to the front elevation, similar in proportion, with space for a double bed and furniture. It includes a radiator, front-facing window, built-in storage cupboards, and ceiling light.

Bedroom Three

Currently utilised as a dressing room, this versatile space features built-in storage with shelving and hanging rails. It could easily be adapted into a single bedroom, nursery, or home office, and includes a rear-facing window, radiator, and ceiling light.

Family Bathroom

The bathroom is fitted with a three-piece suite comprising a low flush WC, pedestal wash basin, and panelled bath with shower attachment, along with an additional wall-mounted electric shower and glass screen. The room is partly tiled, with LVT flooring, a traditional-style column radiator with towel rail, ceiling light, loft access, and a frosted rear window.

External

Front Garden

To the front, the property enjoys a generous garden mainly laid to lawn with mature trees including a cherry blossom and monkey tree. You will also find a good sized driveway providing 'off road' parking for

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multiple vehicles, a wooden shed ideal for storage and a gate leading into the rear garden.

Rear Garden

The rear garden is a private and beautifully maintained space, featuring a paved seating area beneath a covered pergola, ideal for outdoor dining and entertaining. Beyond this, there is a lawned garden with a central feature, mature trees including magnolia and fruit trees, and well-stocked borders with shrubs and hedging. The space is enclosed with fencing and brickwork, creating a peaceful and attractive outdoor retreat.

The garden continues to the side with a further area mainly laid out lawn with stepping stones. There are three garden sheds in total, including a larger shed located next to the house which benefits from power, along with two additional smaller sheds positioned at the bottom of the garden.

EPC Rating - E

Council Tax Band - E

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.

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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.

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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.

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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

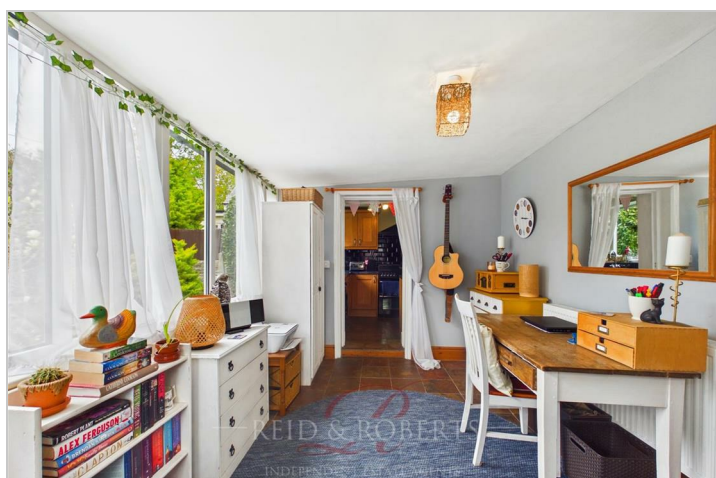
MONDAY - FRIDAY 9.00am - 5.30pm

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.



Road Map



Hybrid Map



Terrain Map



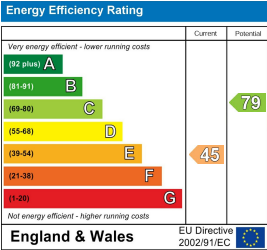
Floor Plan



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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