



Dwyfryn Cilcain Road

Gwernaffield, Mold, CH7 5DJ

Offers Over £299,000



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Accommodation Comprises

The property is approached via a concrete-paved driveway, providing generous off-road parking for multiple vehicles, as well as convenient access to the front entrance, utility area, and attached garage.

Composite door with decorative frosted panelling opens into:

Entrance Hallway

A spacious and inviting entrance hallway, highlighted by an elegant archway, features a large double-glazed window on the side elevation, filling the space with abundant natural light. The hallway provides access to all areas of the property, as well as loft access via a convenient pull-down ladder. It is equipped with both single and double-panel radiators, wall-mounted heating controls, wood-effect laminate flooring complements the room, textured and coved ceiling, which is enhanced by modern fitted spotlights, creating a bright and welcoming atmosphere.

Lounge

This generously sized reception room offers ample space for both living and dining. A standout feature is the inset exposed brick fireplace, raised on a tiled hearth and housing a charming cast iron log burner, creating a warm and inviting focal point. The room is further enhanced by a picturesque double-glazed window with top openers, positioned on the front elevation, offering delightful views of the garden. Additional features include a single-panel radiator, multiple power sockets, a TV aerial point, and a textured and coved ceiling, all contributing to the room's welcoming atmosphere and functionality.

Kitchen

The newly installed, bright kitchen boasts a modern range of wall, base, and drawer units, enhanced by under-counter lighting and sleek granite-effect worktops. A one-and-a-half bowl stainless steel sink with a mixer tap is conveniently positioned, with ample space for a fridge-freezer, along with an electric oven and hob beneath an extractor hood. The kitchen also features an integrated dishwasher, with splashback tiling extending to dado rail height for added style and practicality. The tiled flooring benefits from underfloor heating, ensuring warmth and comfort, recessed spotlights and double-glazed window on the side elevation adds natural light to complete this impressive space.

A flat archway leads into:

Dining Room

Accessed through the archway from the kitchen, this area creates a

seamless open-plan aspect, enhancing the flow of the living space. Double-glazed patio doors open to the rear, allowing an abundance of natural daylight to flood the room, while offering stunning views of the garden and the picturesque farmland beyond. The room is equipped with a double-panel radiator, multiple power sockets, wood-effect laminate flooring coved and textured ceiling and recessed spotlights.

Utility Room

A convenient walkway provides easy access to both the front and rear of the property. A double-glazed uPVC door on the rear elevation opens directly into the garden, complemented by additional double-glazed windows on the side and rear elevations, allowing for ample natural light. To the front, another uPVC double-glazed door with a panel opens onto the driveway, offering direct access to the exterior. The area features durable tiled flooring and is equipped with plumbing and space for both a washing machine and tumble dryer. A newly installed floor-standing oil-fired boiler ensures efficient heating. Additionally, a wooden door with a step leads into the garage, adding further convenience and functionality.

Bedroom One

A double-glazed window on the rear elevation provides picturesque views over the garden and extending towards the surrounding farmland, creating a serene backdrop. The room benefits from a double-panel radiator, textured ceiling and multiple power sockets for convenience.

Bedroom Two

Another double bedroom having a double glazed window to the side elevation, double paneled radiator, textured ceiling and power sockets.

Bathroom

Fitted with a three-piece white suite featuring elegant scalloped edges comprising a panelled bath with an overhead shower and a glass privacy screen. A pedestal sink unit with a modern mixer tap and a low-flush WC complete the suite. The walls are fully tiled complemented by high-gloss tiled flooring. Wall-mounted, ladder-style heated towel rail, double-glazed frosted window on the side elevation allows natural light while ensuring privacy. Additionally, the built-in airing cupboard offers convenient storage with fitted shelving.

Loft Room

Currently accessed via a pull-down ladder, this space offers the potential for the installation of a staircase, transforming it into a versatile living area. The room is fully boarded and includes a built-in storage cupboard for added convenience. A double-glazed window provides natural light and showcases stunning, far-reaching views, enhancing the room's potential for a variety of uses.

Tel: 01352 700070

Outside

The property is surrounded by generous outdoor space at both the front and rear elevations. A concrete-paved driveway offers ample off-road parking for multiple vehicles, providing convenient access to the front entrance, outer walkway, and attached garage. The front garden is predominantly laid to lawn and bordered by fence panelling, with a wooden gate leading around to the side of the property.

At the rear, a larger-than-average garden, also mainly laid to lawn, features fence panelling and mature hedging along the boundaries, ensuring privacy while offering scenic views over the adjacent farmland. The outdoor area is enhanced by a wooden deck and a paved patio, creating the perfect space for al fresco dining, outdoor furniture, or simply relaxing in the evening. A wooden garden shed offers additional storage, making this outdoor space both functional and appealing.

Garage

An up-and-over door provides access to the attached garage, which is equipped with a range of wall and base units at the rear, offering ample storage space. The garage is fully serviced with electricity and lighting throughout, ensuring practicality for various uses. A wall-mounted electric fuse box and meter are conveniently positioned for easy access. The vaulted, beamed ceiling provides additional storage options, while two single-glazed windows overlook the outer walkway.

EPC Rating D

Council Tax Band D

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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

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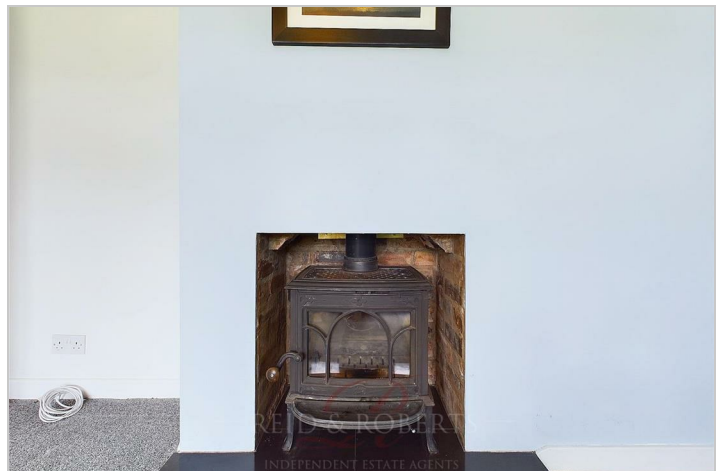
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Services

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.

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Road Map



Hybrid Map



Terrain Map



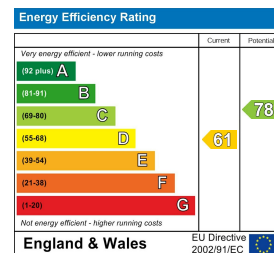
Floor Plan



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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