

8 Bryn Eithin, Gwernymynydd, Mold, Flintshire, CH7 5NG



Floor 0



Floor 1

Approximate total area⁽¹⁾
1047 ft²
97.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk

Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



8 Bryn Eithin
Gwernymynydd, Mold, Flintshire
CH7 5NG

NEW
£300,000

Occupying a delightful position within a quiet cul-de-sac in the highly sought-after village of Gwernymynydd, this beautifully presented three-bedroom linked-detached family home enjoys an enviable setting on the edge of the Clwydian Range, with countryside walks and outdoor pursuits right on the doorstep. With No Onward Chain. Offering versatile living accommodation, attractive landscaped gardens and excellent access to Mold, Chester and the A55, this is a property perfectly suited to modern family life.

The home features a welcoming living room centred around a charming multi-fuel stove, a spacious kitchen diner opening onto the garden, a versatile second reception room, utility area and integral garage. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Externally, the tiered rear garden provides a wonderful space for entertaining and relaxation, backing onto open countryside for a truly peaceful setting.

Gwernymynydd remains one of the area's most desirable villages, offering a primary school, village pub, playing fields, children's play area and cycle pump track, whilst being only minutes from Mold and Loggerheads Country Park.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

MISREPRESENTATION ACT 1967
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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

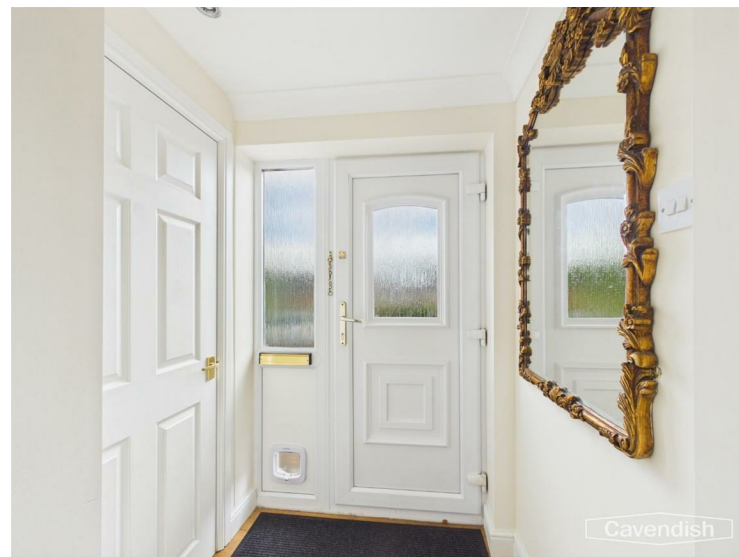


Location

Situated on the lower slopes of the Clwydian Range Area of Outstanding Natural Beauty, Gwernymynydd is one of Flintshire's most desirable villages. Surrounded by stunning countryside yet conveniently located just a few minutes from the market town of Mold, the village offers an excellent balance between rural living and everyday convenience. Local amenities include a well-regarded primary school, village pub, children's play area, sports field and cycle pump track, creating a thriving family-friendly community. Nearby Loggerheads Country Park offers miles of scenic walking, cycling and outdoor pursuits, whilst Mold provides a comprehensive range of shops, supermarkets, cafés, restaurants and leisure facilities. Excellent road links connect the area to Chester, Wrexham, Liverpool and Manchester via the nearby A55 and major motorway networks, making the location particularly attractive for commuters seeking a countryside lifestyle without sacrificing accessibility.

Entrance Hall

1.40 x 1.02 (4'7" x 3'4")



A welcoming introduction to the home, entered via a white uPVC double-glazed door. Featuring wood-effect flooring, decorative ceiling detailing and a useful built-in wardrobe area providing excellent storage for coats and shoes.

Living room

5.47 x 4.25 (17'11" x 13'11")



A beautifully presented principal reception room enjoying a large double-glazed window overlooking the front garden. Wood flooring flows throughout, whilst the attractive multi-fuel burning stove set upon a tiled hearth with timber mantel creates a wonderful focal point. Further benefits include a radiator, coving, ceiling lighting, bespoke shelving and storage cabinetry, with stairs rising to the first-floor accommodation.

**Extra Services**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Directions

Cavendish Estate Agent - Mold High St, Mold CH7 1AZ
Head towards High St/B5444 1.0 mi At Gwernymynydd Roundabout, take the 2nd exit onto A494 0.9 mi Turn left onto Llys Enfys 213 ft Turn right to stay on Llys Enfys 364 ft Turn left onto Bryn Eithin Destination will in front of you 8 Bryn Eithin, Gwernymynydd, Mold CH7 5NG

levels, offering a wonderful blend of patios, lawn and mature planting. Stone steps lead to an elevated lawn with attractive rockery borders, whilst the garden backs directly onto open countryside, creating a peaceful and private setting. An oil tank is discreetly screened by decorative trellis and planting.

Patio



Garage

2.31 x 2.62 (7'6" x 8'7")



Currently partially divided to create additional utility space, whilst retaining valuable storage and workshop facilities. Featuring power, lighting and up-and-over garage door. The partition could easily be removed if a full-sized garage is preferred.

Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band E - Flintshire County Council.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Kitchen

5.40 x 2.70 (17'8" x 8'10")



The heart of the home, fitted with a range of attractive wooden and sage-green wall and base units complemented by contrasting black worktops and silver handles. Integrated electric hob and oven with contemporary stainless steel and glass extractor hood above, dishwasher, stainless steel sink and drainer, tiled flooring and inset ceiling lighting.

Kitchen Dining Area



Dining Area



The dining area provides ample space for a family dining table and enjoys double-glazed patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A useful under-stairs storage cupboard adds practicality.

Second Reception

2.00 x 6.01 (6'6" x 19'8")



A versatile additional reception room offering flexibility as a snug, playroom, home office or formal dining room. Benefiting from wood flooring, radiator, inset ceiling lighting, two velux windows and double French doors opening onto the patio, flooding the room with natural light.



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Landing
2.61 x 2.81 (8'6" x 9'2")



Cavendish

A bright and spacious landing area featuring a side-facing window, radiator and attractive white-painted balustrade.

Primary Bedroom
3.22 x 2.76 (10'6" x 9'0")



Cavendish

A generous double bedroom positioned to the front elevation, enjoying attractive village views. Benefiting from fitted double wardrobes, radiator, double-glazed window and ceiling lighting. A superb principal bedroom with excellent storage.

Bedroom 2
2.71 x 3.09 (8'10" x 10'1")



Cavendish

A spacious double bedroom overlooking the rear garden and countryside beyond. Featuring fitted wardrobes, radiator, ceiling lighting, loft access and ample space for bedroom furniture.

Bedroom 3
2.12 x 2.40 (6'11" x 7'10")



Cavendish

Currently utilised as a home office, this well-proportioned third bedroom offers flexibility for growing families. With carpeted flooring, radiator and double-glazed window.

Family Bathroom
2.63 x 1.65 (8'7" x 5'4")



Cavendish

Beautifully appointed with contemporary styling, comprising a panelled bath with electric shower and glazed screen, WC and wash hand basin. Finished with grey tiled flooring, full-height white wall tiling, heated towel radiator and two obscure double-glazed window.

Garden



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To the front, the property benefits from driveway parking for two vehicles alongside a lawned garden with established planting.

The rear garden has been thoughtfully landscaped over two

Utility
2.19 x 1.92 (7'2" x 6'3")



Cavendish

Accessed from the family room, fitted with work surfaces, stainless steel sink and splashback, tiled flooring and LED lighting. A practical space providing additional storage and laundry facilities with access into the garage.