

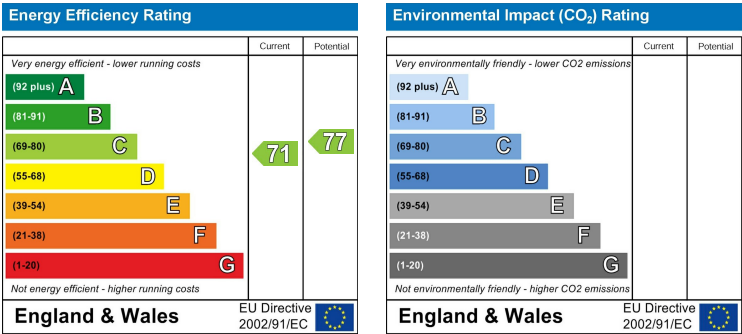
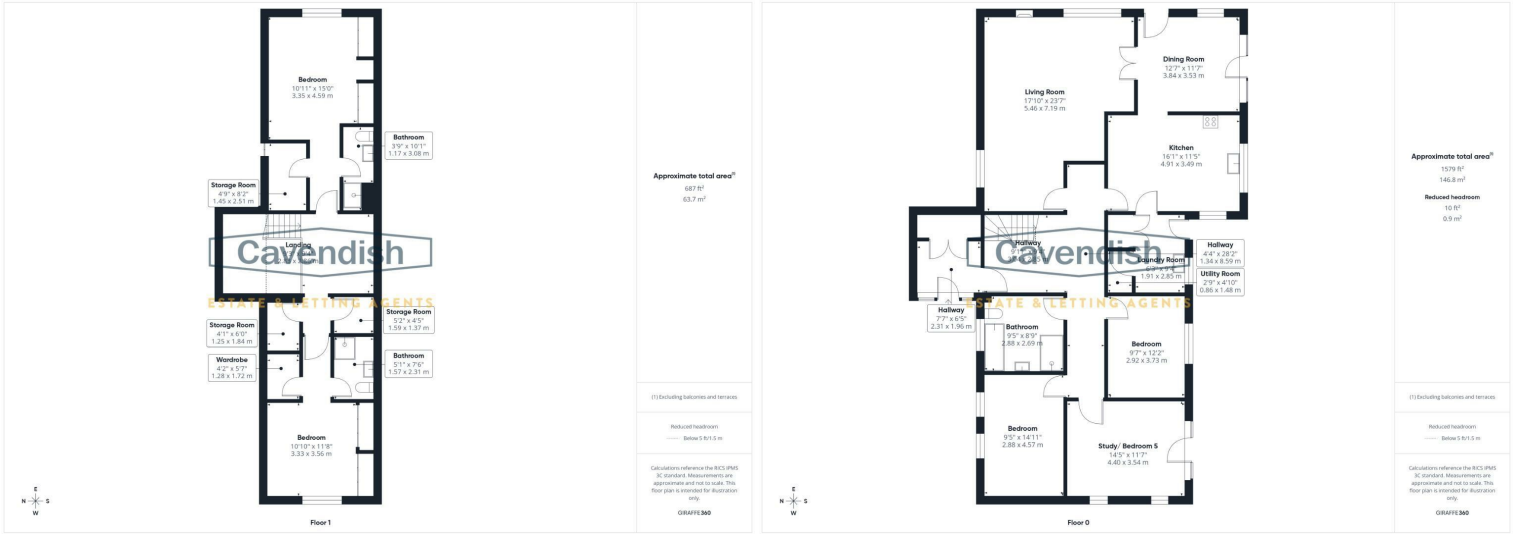
Cil Y Coed Swan Lane, Gwernymynydd, Mold, Flintshire, CH7 4AT

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Cil Y Coed Swan Lane

Gwernymynydd, Mold, Flintshire
CH7 4AT

Offers Over
£700,000

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.

Cil Y Coed is an outstanding detached family home occupying an enviable semi-rural position within the highly desirable village of Gwernymynydd, just outside Mold. Set within approximately two acres of beautifully maintained grounds, the property enjoys stunning countryside views towards Hope Mountain whilst offering exceptional versatility for modern family living.

This impressive residence combines generous living accommodation with excellent outdoor space, perfectly suited to buyers seeking a quieter rural lifestyle without compromising on convenience. Internally, the home features spacious reception rooms, a superb kitchen and dining area, luxurious bathroom facilities and flexible bedroom accommodation including two ensuite bedrooms and additional rooms suitable for home working or guest accommodation.

Externally, the property truly excels with extensive driveway parking, wraparound gardens with patio seating area and a fantastic range of outbuildings including barns, garages, wood stores and carports, making it ideal for those with equestrian interests, hobbies, vehicle storage requirements or smallholding aspirations.

Combining countryside living, extensive outdoor space and beautifully presented accommodation, Cil Y Coed offers a rare opportunity to acquire a substantial family home in one of Flintshire's most desirable locations

Location



Gwernymynydd remains one of the most sought-after villages surrounding Mold, appreciated for its peaceful setting, surrounding countryside and strong sense of community. Mold town centre is only a short drive away and offers an excellent range of independent shops, supermarkets, restaurants, cafés and highly regarded schools. The area also benefits from excellent transport connections to Chester, Wrexham and the wider North West via the nearby A55 expressway.

External



The property is approached through timber gates opening onto a substantial gravel driveway providing extensive parking for multiple vehicles. The wraparound gardens are beautifully maintained with lawned areas, mature hedging, shrubbery and rockery borders creating a wonderful sense of privacy and tranquillity.

Hallway

3.04 x 2.85 (9'11" x 9'4")



Entering through a UPVC double glazed front door, you are welcomed into a spacious entrance hallway finished with terracotta tiled flooring, radiator and pendant lighting. A large built-in storage cupboard houses the oil-fired boiler and fuse board, while carpeted stairs with wooden balustrade rise to the first floor beneath vaulted ceilings and skylights which flood the space with natural light.

Kitchen

4.91 x 3.49 (16'1" x 11'5")



The kitchen has been thoughtfully designed as a sociable and practical family space, fitted with a range of cream wall and base units complemented by black granite worktops and

Land



Tenure

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

Council Tax

* Council Tax Band G - 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.

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.

Viewings

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

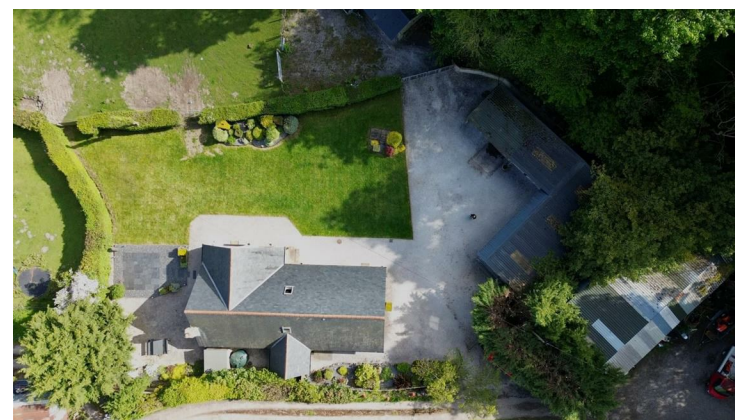
Our photos have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Directions

Cavendish Estate Agents 1 High St, Mold CH7 1AZ Head towards High St/B5444 1.0 mi At Gwernymynydd Roundabout, take the 2nd exit onto A494 0.5 mi when you see the swan pub Turn left onto Swan Ln 0.1 mi Turn left to stay on Swan Ln 253 ft Cil Y Coed Will be the house on the right.

a variety of useful outbuildings including: Large open barn with parking/storage for multiple vehicle, Carport with space for four vehicles, Timber-clad storage building with garage doors, Gated wood store and additional covered storage areas. The surrounding gardens and grounds enjoy a wonderful private outlook with views across open countryside and towards Hope Mountain with a great slate patio entertaining area at the rear of the house where you can soak in the view. This property creates a peaceful rural retreat only moments from Mold.

Outbuilding 2



Patio



Outbuilding 1



black slate tiled flooring. Integrated Bosch appliances include an electric hob, oven, grill and stainless steel extractor hood. Additional features include under-cabinet lighting, integrated dishwasher, wine storage, USB sockets and a central breakfast island with seating area and pendant lighting. Dual aspect windows enjoy pleasant views over the gardens and surrounding farmland.

Dining Room

3.84 x 3.53 (12'7" x 11'6")



Open to the kitchen, the dining area is a fantastic entertaining space benefiting from floor-to-ceiling glazing and dual aspect windows allowing an abundance of natural light. Double doors open directly onto the rear patio, creating seamless indoor-outdoor living while framing the beautiful countryside views.

Living Room

5.46 x 7.19 (17'10" x 23'7")



Accessed through glazed double doors, the generously proportioned living room offers a highly versatile layout with ample space for large furniture and additional seating areas if desired. A multi-fuel burning stove set upon a slate hearth with timber mantle creates a wonderful focal point, while dual aspect windows, multiple radiators and soft carpeting create a warm and welcoming atmosphere.

Rear Hallway

1.34 x 8.59 (4'4" x 28'2")

Bedroom 3

2.88 x 4.57 (9'5" x 14'11")



A spacious double bedroom overlooking the gardens,

complete with carpeted flooring, radiator and pendant lighting.

Bedroom 4

2.92 x 3.73 (9'6" x 12'2")



Another well-proportioned double bedroom with dual windows, carpeted flooring and radiator.

Study/ Bedroom 5

4.40 x 3.54 (14'5" x 11'7")



Currently utilised as a home office and snug, this versatile room offers excellent flexibility and could easily function as a fifth bedroom, playroom or additional reception room. Double glazed doors open directly onto the garden, making it a wonderfully bright and adaptable space.

Downstairs Bathroom

2.88 x 2.69 (9'5" x 8'9")



Beautifully appointed, the family bathroom has been finished to a luxurious standard featuring a freestanding roll-top bath with traditional fittings and handheld shower attachment, a large walk-in mains-fed shower, white suite, stone-effect tiling, LED lighting and contemporary vertical towel radiator.

Landing

2.83 x 2.86 (9'3" x 9'4")



The impressive vaulted landing offers a wonderful sense of space and light, enhanced by skylights and useful additional floor area ideal for a reading nook, study area or statement furniture.

Primary Bedroom

3.35 x 4.59 (10'11" x 15'0")



An exceptional principal suite featuring vaulted ceilings and a large feature window overlooking the rear gardens and countryside beyond towards Hope Mountain. The bedroom benefits from fitted wardrobes, integrated drawer units and a superb walk-in dressing room with extensive hanging and shoe storage.

Ensuite Bathroom

1.17 x 3.08 (3'10" x 10'1")



The ensuite shower room is beautifully finished with floor-to-ceiling stone-effect tiling, mains-fed shower, contemporary white suite, LED lighting and heated towel rail.

Bedroom 2

3.33 x 3.56 (10'11" x 11'8")



A further generous double bedroom complete with fitted wardrobes, additional walk-in wardrobe/dressing area.

Ensuite

1.57 x 2.31 (5'1" x 7'6")

Stylish ensuite shower room featuring contemporary tiling, mains shower and modern fittings.

Garden



The property is perfectly suited for those seeking a semi-rural lifestyle with land suitable for hobby farming, equestrian use or simply enjoying additional outdoor space. The grounds extend to approximately two acres and include