



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**The Gables Cilcain Road**  
Gwernaffield, Mold,  
CH7 5DQ

**Price**  
**£375,000**

**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.

An elegant and beautifully presented 1930s family home, seamlessly blending period charm with modern living. Originally built in 1931, the property retains character features including high ceilings, picture rails, and feature fireplaces, while offering thoughtfully updated interiors perfectly suited to modern family life.

The accommodation is spacious and versatile, comprising multiple reception rooms including a cosy, characterful snug with a log-burning stove, a formal living room with a feature fireplace, and a stylish, well-appointed kitchen. The kitchen enjoys views over the south-facing rear garden and provides direct access to a patio, creating an ideal setting for alfresco dining and entertaining. Generously proportioned bedrooms include a serene principal suite with ensuite shower room and walk-in dressing area, complemented by additional double bedrooms ideal for children, guests, or flexible family use. Externally, the home benefits from a fully landscaped, south-facing rear garden designed for year-round enjoyment, alongside an attractive and low-maintenance front approach with off-road parking for multiple vehicles. Offered in excellent condition throughout, this is a truly charming home combining space, character, and practicality, an exceptional opportunity for growing families seeking a sought-after location.



**Location**

Nestled in the beautiful Flintshire countryside, Gwernaffield is a peaceful village on the outskirts of the historic market town of Mold. Combining rural charm with everyday convenience, it's an ideal location for families, commuters, and anyone looking for a quieter pace of life while staying well connected. Gwernaffield enjoys a picturesque setting surrounded by rolling fields, wooded areas and far-reaching views towards the Clwydian Range. There are numerous walks and footpaths from the village itself, offering direct access to the surrounding countryside and nearby beauty spots such as Loggerheads Country Park and Moel Famau. The village benefits from a friendly, close-knit community and a selection of local facilities, which typically include: Village School, Village pub and social venues offering food and drink Local church/chapel and community hall hosting regular events and activities.

**Entrance Hall**

3.54 x 1.77 (11'7" x 5'9")



From the moment you step inside, this home exudes character and charm. The welcoming entrance hall is flooded with natural light through large glazed panels, enhancing the sense of space. Featuring a solid wooden entrance door, Karndean-style flooring, high ceilings and classic picture rails, this is a truly impressive introduction to the home.

**Living Room**

3.15 x 3.60 (10'4" x 11'9")



A beautifully presented principal reception room featuring a striking box bay window to the front elevation, flooding the space with natural light. A charming open coal fire with an ornate Victorian surround creates an elegant focal point, complemented by high ceilings, decorative picture rails, and a refined sense of period character.



**Snug**

3.16 x 2.88 (10'4" x 9'5")



A cosy yet stylish additional reception space featuring Karndean flooring throughout and a charming log-burning stove set within a stone surround, with oak beams overhead adding character. A window to the side elevation provides natural light, while stairs rise to the first floor with useful under-stairs storage.



**Kitchen**

3.67 x 4.16 (12'0" x 13'7")



A well-appointed and beautifully presented kitchen fitted with a range of cream Shaker-style wall and base units, complemented by solid wooden worktops. Integrated appliances include a dishwasher and fridge freezer, alongside space and plumbing for a washing machine. A four-ring induction hob with oven beneath, and a sink with drainer and stainless steel mixer tap complete the space. Two windows frame delightful views over the south-facing garden, while French doors open directly onto the patio, perfect for indoor-outdoor living.

**Second Bedroom**

3.15 x 3.62 (10'4" x 11'10")



A generous double bedroom positioned to the front, benefitting from a box bay window, high ceilings, and original picture rails, offering both character and comfort.

**Family Bathroom**

2.06 x 2.50 (6'9" x 8'2")



A well-appointed bathroom comprising a panelled bath with electric shower over, low-level WC, and wash hand basin.

Finished with panelled walls, tiled flooring, and an obscure window to the rear, with charming period touches including an iron feature curtain rail.

**Bedroom Three**

3.09 x 3.24 (10'1" x 10'7")



A well-proportioned rear-facing bedroom enjoying a private outlook over the garden, with high ceilings and picture rails.

**Master Bedroom Suite**

5.61 x 2.44 (18'4" x 8'0")



An impressive principal suite featuring two Velux windows allowing for an abundance of natural light, with access to:

**En-suite**

2.22 x 1.82 (7'3" x 5'11")



Stylishly fitted with a shower cubicle, low-level WC, wash hand basin, tiled flooring, and a chrome ladder-style radiator, plus a Velux window.

**Walk through closet / Landing**



The walk-through closet provides a refined and practical transition space, thoughtfully designed with built-in storage tucked neatly into the eaves, maximising every inch while maintaining a sense of openness. A radiator ensures year-round comfort, while a Velux window bathes the area in natural light, creating an airy and inviting atmosphere. This charming space seamlessly connects through to the landing, offering both functionality and a touch of understated elegance.

**Office**

8.53 x 1.91 (27'11" x 6'3")



You walk through a spacious landing, currently utilised by the vendors as a walk-through dressing area, offering practical storage within the eaves, a Velux window, and a radiator. This leads into a versatile room, presently arranged as a home office, which could equally serve as a fourth bedroom, nursery, or study, providing flexible accommodation to suit a variety of needs.

**External**



Front:

The property features an attractive, landscaped frontage designed for ease of maintenance, with mature cherry laurel and thoughtfully arranged planting. A newly laid driveway provides off-road parking for up to four vehicles, combining practicality with strong kerb appeal.

**Rear:**

A beautifully landscaped, south-facing garden designed for year-round enjoyment. A well-positioned patio provides the ideal setting for alfresco dining and entertaining, while established planting and retaining walls add colour, structure, and require minimal maintenance. There is ample space for a hot tub, creating a perfect spot to relax and unwind. Side access is available via a newly installed gate, and a garden shed offers practical storage. An outside tap is also conveniently installed, adding to the garden's functionality.

**Tenure**

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

**Council Tax**

\* Council Tax Band D - Flintshire County Council.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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 Agents 1 High St, Mold CH7 1AZ Head towards Tyddyn St 0.2 mi At the roundabout, take the 1st exit onto Lead Mls/A541 0.1 mi At the roundabout, take the 3rd exit onto Hall View/A541 0.4 mi At the roundabout, take the 1st exit onto Dreflan 0.1 mi Turn right onto Gwernaffield Rd 1.1 mi Gwernaffield Rd turns slightly left and becomes Bwlch Y Ddeufryn 0.6 mi Turn right Destination will be on the left 89 ft The Gables 7 Bwlch Y Ddeufryn, Mold CH7 5DQ