



Floor 0



Floor 1

Approximate total area⁽¹⁾
814 ft²
75.6 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	52	65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-90) 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		



2 Cae Derwen
Llanferres, Mold,
CH7 5SX

Offers Over
£250,000

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.

Tucked away in the picturesque village of Llanferres, this beautifully presented three-bedroom semi-detached home, Cae Derwen offers the perfect balance of countryside tranquillity and modern comfort.

Step inside through the welcoming entrance porch and into a bright, spacious lounge where a charming box bay window frames views of the front garden, allowing natural light to pour in.

The warm wooden-effect flooring and generous proportions create an inviting space to relax, unwind, and entertain.

To the rear, the open-plan kitchen/diner forms the heart of the home. Thoughtfully designed with cream cabinetry, wooden-effect worktops and a stylish green tiled splashback, it's a practical yet sociable space for everyday living. Integrated appliances and ample storage make family life effortless, while the uPVC door provides easy access to the garden for summer dining and entertaining.

Upstairs, three well-proportioned bedrooms offer flexible living. The principal bedroom is a calm and restful retreat overlooking the private rear garden. A second double bedroom enjoys views to the front, while the third bedroom is ideal as a nursery, guest room or home office.

The family bathroom is finished in contemporary tones with marble-effect wall tiling, shower over bath, heated towel rail and ceiling spotlights.

Outside, the enclosed rear garden is designed for low maintenance living, with a paved seating area leading down to a stoned section — perfect for outdoor furniture and relaxed evenings.

To the rear of the property, off-road parking for two vehicles adds everyday convenience.

Set within a sought-after village location, surrounded by open countryside and scenic walks, this home offers an enviable lifestyle setting while remaining well-connected for commuting.

Early viewing is highly recommended.



Location

Located in the heart of Llanferres, this property enjoys a peaceful village setting surrounded by the rolling countryside of the Clwydian Range. The area is renowned for its scenic walking routes, bridleways and natural beauty, offering an enviable lifestyle for those who enjoy the outdoors. Despite its tranquil feel, Llanferres has a fantastic family friendly pub The Druid and a community run park and primary school. Llanferres remains conveniently positioned for access to nearby market towns and commuter links, providing a perfect balance between rural charm and everyday convenience.

Front Exterior

The front exterior of the property displays a charming façade with white walls, a tiled roof, and a welcoming porch framed by stonework. Well-maintained shrubs and a small lawn area enhance the curb appeal. To the rear of the property there is parking for two cars.

Living Room

3.67 x 5.50 m (12'0" x 18'0")

Located to the right of the hallway, the lounge is a bright and spacious reception room featuring wooden-effect flooring and a charming box bay window with double glazing overlooking the front garden. A radiator completes the space, making it both comfortable and inviting.

Kitchen

4.64 x 2.95 m (15'2" x 9'8")

The property benefits from a generous open-plan kitchen/diner with stylish grey stone-effect flooring. The kitchen features cream cupboards, wooden-effect work surfaces, and a green tiled splashback. There is a double metal sink, along with integrated appliances including a CDA

dishwasher, oven, Hoover washing machine, fridge, and freezer. A uPVC back door provides access to the rear garden.

Bedroom

2.48 x 4.17 m (8'1" x 13'8")

A large double bedroom currently accommodating a king-sized bed. This neutral and calming space is carpeted and features a radiator and double-glazed window overlooking the rear garden.

Bedroom 2

2.67 x 4.30 m (8'9" x 14'1")

A well-proportioned double bedroom with carpet, radiator, and a double-glazed window overlooking the front garden.

Bedroom 3

2.06 x 2.53 m (6'9" x 8'3")

A single bedroom with cream carpet, radiator, and double-glazed window to the rear garden — ideal as a child's room, home office, or guest room.

Bathroom

1.84 x 2.08 m (6'0" x 6'9")

A modern bathroom featuring a white suite with a bathtub, toilet, and pedestal basin. The walls are tiled halfway up, and the window provides natural light. The room also benefits from a heated towel rail for added comfort.

Side Garden

The side garden has been attractively landscaped for ease of maintenance, featuring a high-quality artificial lawn bordered by slate chippings and raised planting beds. Fully enclosed by timber fencing, the space offers privacy and a secure environment, ideal for relaxing or entertaining. A paved pathway leads directly to the rear entrance, providing convenient access into the property. With space for seating and

potted plants, this smart and practical garden area is perfect for enjoying outdoor living with minimal upkeep.

Rear Garden

The rear garden is a private and peaceful outdoor space featuring a large paved patio area ideal for dining and entertaining. The garden is bordered by mature trees and fencing, offering a sense of seclusion. Decorative planting and a gravelled section add variety and interest to the garden.

Lower Garden

The lower garden is thoughtfully designed for low maintenance and year-round enjoyment. Accessed via a couple of steps down from the patio garden, this private space has been fully laid with decorative stone, creating a neat and practical area ideal for potted plants and additional seating. Mature trees and established planting add character and greenery, while a fenced enclosure discreetly screens the oil tank from view, ensuring a tidy and attractive outlook. Bordered by fencing for privacy, this charming lower garden offers a peaceful retreat with minimal upkeep required.

Parking Area

The property benefits from allocated parking spaces to the side, providing convenient off-street parking. The area is well-maintained and offers easy access to the property.

TENURE

Understood to be freehold

COUNCIL TAX

Council Tax Band D

ANTI-MONEY LAUNDERING

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 SERVICES

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

Head towards High St / B5444 – continue for 1.0 mile

At Gwernymynydd Roundabout, take the 2nd exit onto A494 – continue for 3.3 miles
Turn right onto Ty'n-Llan – continue for 66 ft
Turn left towards Cae Derwen – continue for 85 ft
Turn right onto Cae Derwen – your destination will be on the right