

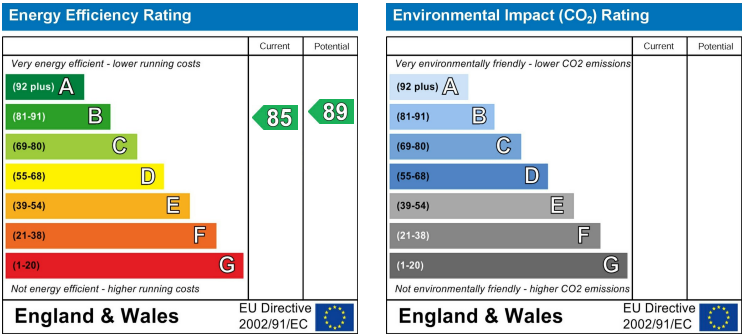
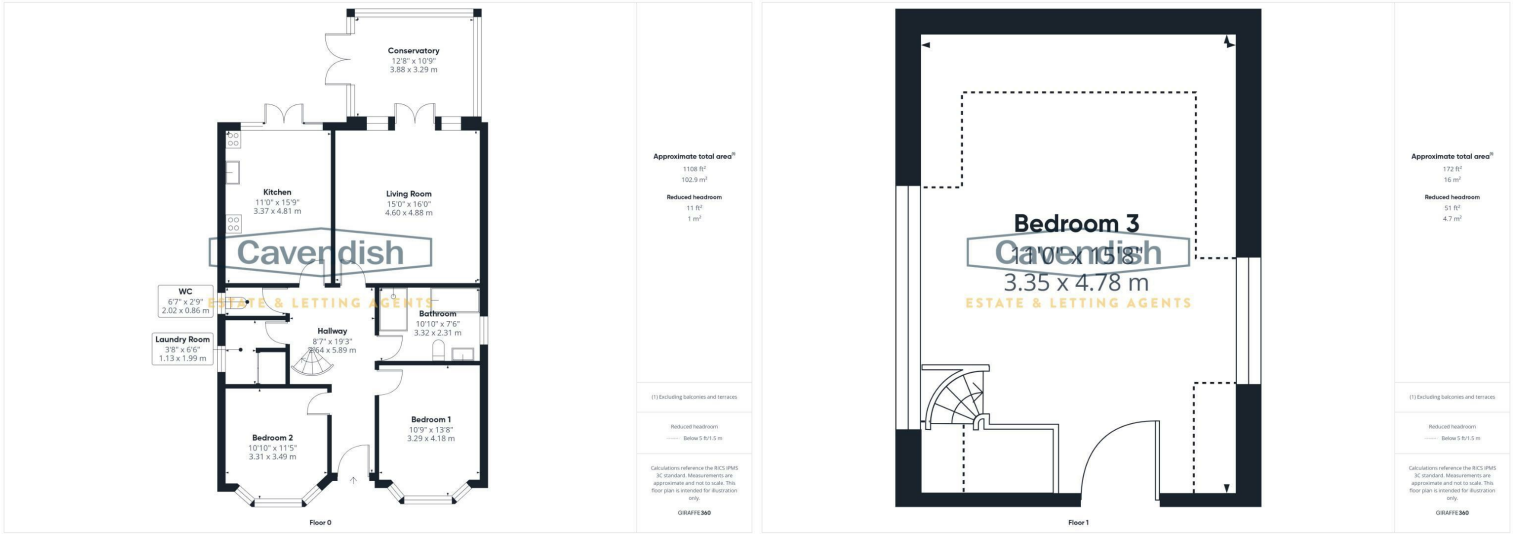
Kiyomizu Hafod Road, Gwernaffield, Mold, CH7 5ES

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Kiyomizu Hafod Road

Gwernaffield, Mold,
CH7 5ES

Offers In Excess Of
£385,000

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.

A spacious three-bedroom detached bungalow situated in the desirable semi-rural village of Gwernaffield, just outside Mold. The property offers generous living accommodation, ample parking for up to five vehicles, and large private gardens with countryside views.

The accommodation briefly comprises: entrance hallway with spiral staircase, two ground-floor double bedrooms, modern four-piece bathroom, spacious living room with stone fireplace and wood-burning stove, conservatory, fitted kitchen, utility room with WC, and a versatile loft room. Outside, the rear garden features a patio, lawn, vegetable patch, summerhouse, and greenhouse, while the front provides extensive parking.

Benefiting from solar panels, an air source heat pump, this is a fantastic opportunity to create a superb family home in a sought-after village location.

LOCATION



The property occupies an attractive position along this noted minor road, noted for its individual homes and views over the surrounding countryside. There is a primary school and Inn in the local village of Gwernaffield, whilst the Mold Golf Club and the popular Loggerheads Country Park, a designated Area of Outstanding Natural Beauty with its numerous country walks, are both close by. The local market town of Mold is within a few minutes drive with its busy High Street offering a comprehensive range of shops for most daily needs. The town also has a popular twice weekly market, several popular restaurants and cafes, as well as schools for all ages and leisure facilities. The city of Chester is some 12 miles and the area is readily accessible for the M53 and M56 motorways.

EXTERNAL

The property is approached via stone wall pillars leading onto a large tarmac driveway with additional shingle area, providing ample parking for up to five vehicles. To the front is an oil tank and useful external water taps and power points. A wooden-effect UPVC front door with decorative stained glass window is accessed by steps to the front. A side access runs to the side of the bungalow, with a gated entrance to the rear garden this is where the air source heat pump is situated there are also solar panels on both sides of the roof.

ENTRANCE HALLWAY

2.64 x 5.89 (8'7" x 19'3")



The welcoming hallway features wood flooring, spotlights to the ceiling, a white radiator, thermostat, and a spiral wooden staircase leading to the loft room. Doors lead to the main reception room, bedrooms, and family bathroom.

BEDROOM 1

3.29 x 4.18 (10'9" x 13'8")



A generously sized double with carpeted flooring, pendant light, ample power points, radiator, and a front-facing double-glazed bay window offering open views over fields.



TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax band E

AGENTS NOTES

Air source heat pump
Oil tank for Rayburn cooker
Solar panels to roof
External water and power supply

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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.

PRIORITY BUYERS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

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

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter Ruthin Road. On reaching the roundabout take the second exit onto the A494 towards Ruthin. On entering Gwernymynydd continue past the 'pelican' crossing and after a further 150 yards turn right onto Hafod Road. Follow the road past the hotel and continue for approximately 0.5 mile whereupon the property will be found set back on the left hand side, approximately 75 yards before the minor crossroads for Cadole and Gwernaffield.

BEDROOM 2

3.31 x 3.49 (10'10" x 11'5")



Another spacious front-facing double with carpet, bay window, radiator, pendant light, and countryside views.

FAMILY BATHROOM

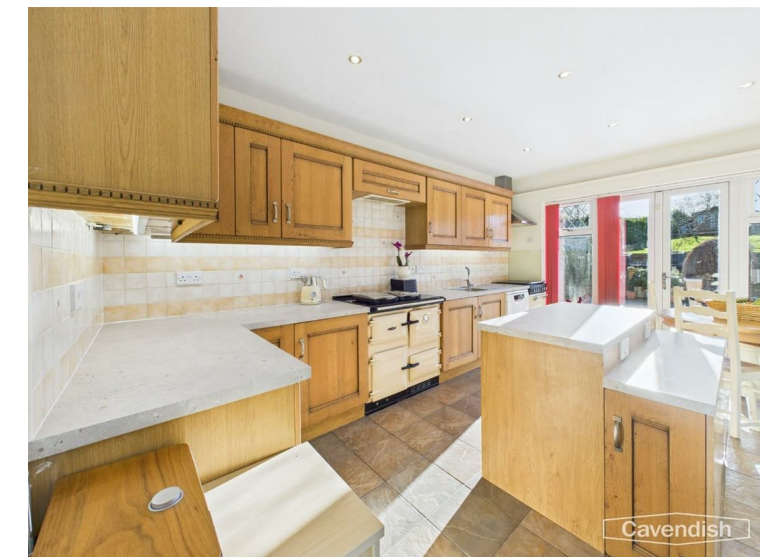
3.32 x 2.31 (10'10" x 7'6")



A well-appointed four-piece suite including: Walk-in double shower with glass screens, rainfall and handheld shower heads, plus massage jets with marble-effect panelled walls for low maintenance. White corner bath with silver mixer tap. Standalone ceramic hand basin and WC. Grey tiled flooring, radiator, extractor system, spotlights, and obscured double-glazed window.

KITCHEN

3.37 x 4.81 (11'0" x 15'9")



Fitted with a range of wooden wall and base units with addition kitchen island with further useful storage and power supply, tiled flooring, stainless steel sink with drainer, Rayburn oil-fired cooker, extractor fan, space and plumbing for dishwasher and additional electric cooker. A rear french door leads out to the garden. The layout provides scope for a sociable kitchen/dining arrangement.





LIVING ROOM
4.60 x 4.88 (15'1" x 16'0")



The living room features carpeted flooring, radiator, wall lighting, and a stone fireplace with wood-burning stove. A great place to relax and unwind with light pouring in through the glass French doors from the conservatory.



CONSERVATORY
3.88 x 3.29 (12'8" x 10'9")



French doors open into a bright conservatory with tiled flooring, chandelier pendant, and French doors leading directly to the rear garden patio.

UTILITY
1.13 x 1.99 (3'8" x 6'6")

The utility provides space and plumbing for washer/dryer, a countertop, tiled flooring, obscured window, airing cupboard with hot water tank, and overhead storage.

DOWNSTAIRS W/C
2.02 x 0.86 (6'7" x 2'9")

A separate WC with basin, radiator, and tiled floor is also accessed here.

BEDROOM 3 LOFT ROOM
3.35 x 4.78 (10'11" x 15'8")



Accessed via a spiral wrought iron and maple treads staircase, the loft room includes carpet flooring, radiators, built-in wardrobe, ceiling spotlights, and front and rear windows with far-reaching views. Potential exists to extend further with additional roof windows, subject to planning.

GARDEN



The rear garden is a real feature of the property, beginning with a patio seating area, ideal for outdoor dining. Steps lead up to a raised section with sleeper-edged beds and gravel terraces, progressing to a large lawn bordered by mature hedging. The garden also boasts a greenhouse, summerhouse, vegetable patch with views across open farmland.



This charming detached bungalow offers versatile accommodation, excellent outdoor space, and desirable village location. It provides an exciting opportunity to create a wonderful family home close to Mold and surrounding countryside.