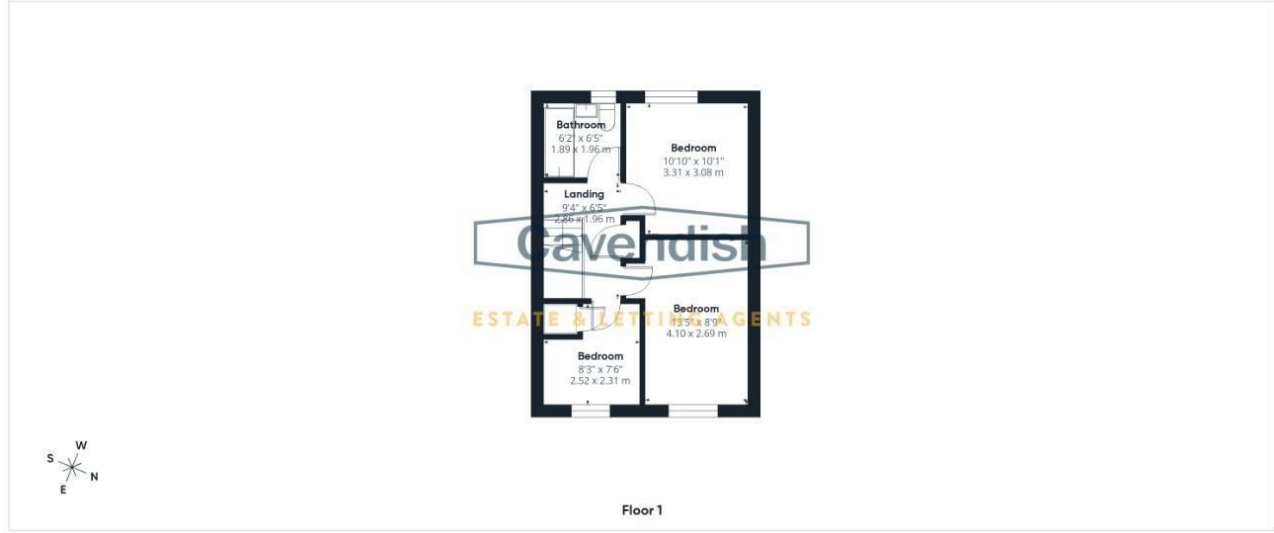


26 Swan Lane, Gwernymynydd, Mold, CH7 4AT



Approximate total area^(b)

917 ft²

85.2 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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26 Swan Lane **NEW**
Gwernymynydd, Mold,
CH7 4AT **£240,000**

NEW
£240,000

A well-presented and recently modernised three-bedroom semi-detached home, situated within the sought-after village of Gwernymynydd, close to the scenic surroundings of Loggerheads and within convenient reach of Mold and local amenities. The property offers spacious and well-proportioned accommodation throughout, with the standout feature being the impressive sunroom extension. Designed with extensive glazing to maximise natural light and outlook, this space provides a bright and versatile additional reception area overlooking the rear garden, well suited to both everyday use and entertaining.

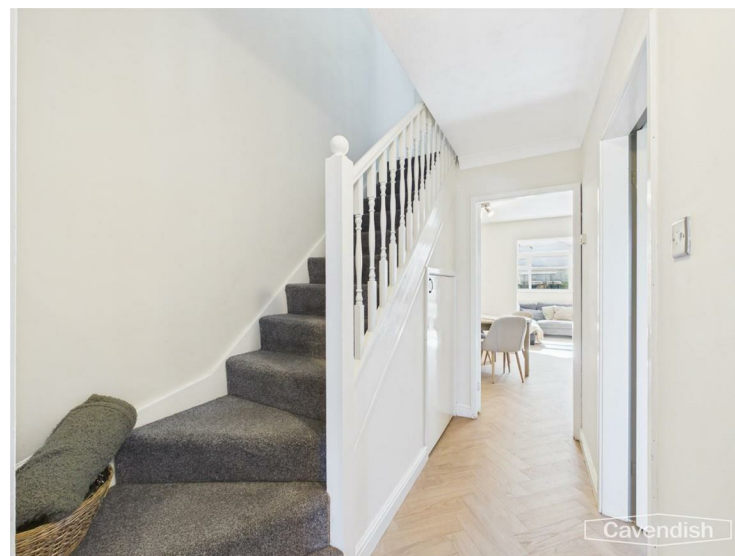
Internally, the accommodation comprises of entrance hall, living room, kitchen/dining room, sunroom and W.C to the ground floor, with three bedrooms and a family bathroom to the first floor. This beautiful home is well-finished and turn key ready.

Location.

Gwernymynydd is a sought-after residential location known for its quiet cul-de-sacs, scenic surroundings, and strong sense of community. The area is surrounded by rolling countryside and sits on the edge of the stunning Clwydian Range, making it ideal for walkers, cyclists, and those who enjoy the outdoors. There are numerous countryside walks right on the doorstep, offering breathtaking views and a tranquil lifestyle. Nearby Mold Just a short drive (approximately 5 minutes), Mold is a vibrant market town offering a wide range of amenities including supermarkets, independent shops, cafés, restaurants, and healthcare facilities. Mold is also well known for its twice-weekly street market and cultural attractions such as Theatr Clwyd, a renowned regional arts centre. The location benefits from excellent connectivity, with easy access to the A494 and A55 North Wales Expressway, providing convenient routes to Chester (approx. 20 minutes), Wrexham, and the wider North West region. This makes it an ideal base for commuters seeking countryside living without sacrificing accessibility.

Entrance Hall

4.34 x 1.01 (14'2" x 3'3")



Accessed via a composite entrance door, the hallway features parquet-style flooring, a panelled radiator, and stairs rising to the first floor. There is useful under-stair storage, and the space provides access to the principal ground floor rooms.

Downstairs W/C

1.59 x 0.87 (5'2" x 2'10")



Fitted with a low-level W.C and wall-mounted wash basin, complemented by tiled splashbacks. An obscure uPVC window to the front elevation provides natural light, with a panelled radiator and continuation of the parquet-style flooring.

decked seating areas and a further elevated section. The garden includes a timber store, outside tap, and external lighting, and benefits from open views and sunset aspects, which can be fully appreciated from the sunroom.

Directions

Directions - From our Mold office turn left onto Chester St/A5119 then continue onto New Street towards Ruthin. At Gwernymynydd Roundabout, take the 2nd exit onto A494 continue for 0.5 mile then turn left onto Swan Lane. Turn left to stay on Swan Lane. The property will be found in an elevated position on the right.

Tenure

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

Council Tax

* Council Tax Band C - 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 might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.



Bedroom Three
2.52 x 2.31 (8'3" x 7'6")



This bedroom is located at the front of the property, currently arranged as a dressing room. The room benefits from a built-in storage cupboard with shelving and continues the home's tasteful presentation, window to the front elevation, radiator and power points.

Family Bathroom
1.89 x 1.96 (6'2" x 6'5")



Fitted with a P-shaped panelled bath with waterfall shower over and glazed screen, low-level W.C. and pedestal wash basin with mixer tap. Additional features include tiled splashbacks, vinyl flooring, a graphite ladder-style towel radiator, extractor fan, and an obscure window to the rear elevation. Finished in a clean, modern style.

External



To the front, the property offers off-road parking via a block-paved driveway with additional gravelled parking area. A side access gate leads to the rear garden. The rear garden is arranged over tiers, with steps leading to

Living Room
4.36 x 3.15 (14'3" x 10'4")



Positioned to the front of the property, the living room benefits from a large uPVC picture window allowing for good natural light. The room includes a panelled radiator, coving to the ceiling, and space for freestanding furniture. The décor has been carefully chosen, resulting in a well-balanced and tastefully presented reception room that is both comfortable and refined.

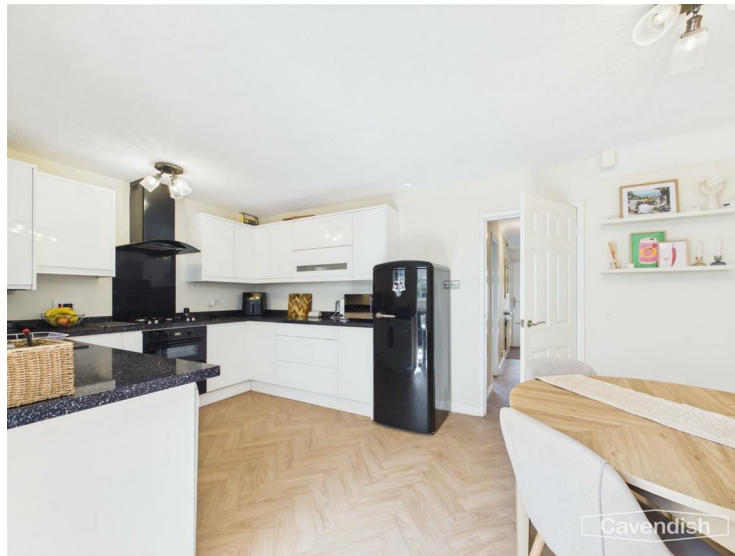


Kitchen / Dining Room
2.98 x 5.05 (9'9" x 16'6")



An open-plan kitchen and dining space extending across the rear of the property, designed for both day-to-day use and entertaining. The kitchen is fitted with a range of white high-gloss wall and base units with complementary work surfaces. Integrated appliances include a double electric oven and four-ring gas hob with glass splashback and chimney extractor hood. There is space for additional appliances including a dishwasher, washing machine, and freestanding fridge freezer.

A wall-mounted boiler is neatly enclosed within a matching cupboard, maintaining the clean and streamlined finish of the kitchen. A circular internal window provides a visual connection to the adjoining sunroom. The dining area offers ample space for a family dining table, with consistent flooring running throughout. The space is cohesively styled, enhancing the overall sense of flow.



Sunroom
2.89 x 4.80 (9'5" x 15'8")



A principal highlight of the property, the sunroom provides a striking additional reception space designed to maximise light and outlook. Surrounded by glazing, it offers an uninterrupted connection to the garden and beyond, creating a bright and inviting environment throughout the day. Sliding uPVC doors provide direct access to the outside, while a radiator and power points ensure the space is practical for year-round use. Positioned to take full advantage of the rear aspect, this room serves as a focal point of the home and a highly desirable space for both relaxing and entertaining.



Landing
2.86 x 1.96 (9'4" x 6'5")

The first-floor landing provides access to all bedrooms and includes a loft hatch and a built-in storage cupboard with shelving.

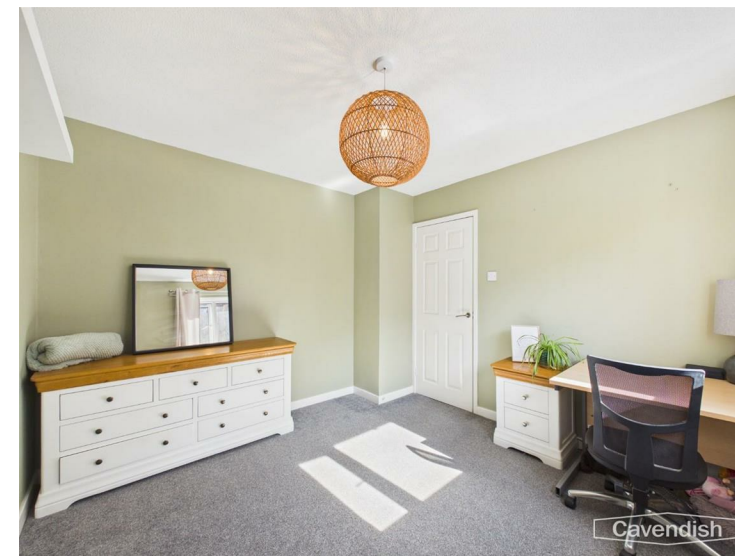
Bedroom One
4.10 x 2.69 (13'5" x 8'9")



A double bedroom positioned to the front elevation, with a uPVC window, radiator, and space for freestanding furniture. The room is well presented with a considered decorative finish. window to the front elevation, radiator and power points.



Bedroom Two
3.31 x 3.08 (10'10" x 10'1")



A further double bedroom overlooking the rear garden, currently utilised as a home office. The room includes a uPVC window, radiator, and power points, and is presented in a neat and adaptable style.