



**11 Uwch Y Dre**  
Gwernymynydd, Mold,  
CH7 4AB

**NEW**  
**£300,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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**MISREPRESENTATION ACT 1967**

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Occupying an enviable elevated position within the sought-after village of Gwernymynydd, 11 Uwch Y Dre is a beautifully positioned three-bedroom detached home enjoying truly spectacular panoramic views. From its prime setting, the property captures far-reaching vistas across Mold, stretching towards the Cheshire Plain, the Wirral, and beyond.

Situated on a quiet cul-de-sac, this property offers a peaceful residential setting while remaining within easy reach of Mold town centre, well-regarded schools, and excellent transport links including the A55 making it ideal for commuters and families alike.

Combining well-proportioned accommodation with outstanding outdoor space and breathtaking views, this home presents a rare opportunity to acquire a property in one of the area's most desirable locations.



## 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 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.

## External

To the front, a patterned resin driveway provides ample off-road parking for multiple vehicles, complemented by a low-maintenance landscaped garden with rockery and established planting. An attached single garage. Outdoor taps and Electric points.

## Entrance Porch

0.70 x 1.27 (2'3" x 4'1")

Accessed via double opening UPVC French doors, the entrance porch provides a practical and welcoming space for coats and footwear, setting the tone for the accommodation beyond.

## Hallway

3.51 x 1.78 (11'6" x 5'10")



A central and inviting hallway with carpeted flooring, radiator, and pendant lighting. Oak doors lead to the principal rooms, with a useful storage cupboard and access to the loft space via a ladder the loft is partially boarded and has insulation.

## Kitchen

3.22 x 3.04 (10'6" x 9'11")



Fitted with a range of contemporary grey wall and base units with complementary worktops and tiled splashbacks. The kitchen offers space for appliances including washing machine and fridge, along with an electric cooker. A window to the side aspect allows for natural light, while the layout provides a practical and functional workspace. Upvc door leading to rear garden and bin storage.



## Living room

6.36 x 3.64 (20'10" x 11'11")



A superb main reception room with enough space to have two sofa and an additional dining area, beautifully presented and flooded with natural light. A large picture window frames the breath taking views across Mold and beyond, creating a stunning focal point. The room also features a gas fireplace, two radiators, and sliding double doors leading seamlessly into the conservatory.



## Conservatory

2.60 x 2.73 (8'6" x 8'11")



A wonderful addition to the home, offering a versatile second reception space with panoramic glazing. Perfect for year-round enjoyment, with direct access out onto the elevated decking—ideal for entertaining or simply relaxing while taking in the scenery.

## Primary Bedroom

3.06 x 4.79 (10'0" x 15'8")



A well-proportioned double bedroom positioned to the front of the property, featuring built-in wardrobes with ample storage. A large window provides a pleasant outlook, and the room benefits from a radiator and neutral décor.



## Bedroom 2

2.72 x 2.72 (8'11" x 8'11")



Another generous double bedroom with a window to the side aspect, radiator, and carpeted flooring—ideal as a guest room or additional family bedroom.

## Bedroom 3/ Dining room

3.64 x 2.79 (11'11" x 9'1")



A flexible room currently utilised as a dining area, but equally suitable as a third bedroom. Featuring carpeted flooring, radiator, and a front-facing window.

## Shower Room

2.35 x 1.50 (7'8" x 4'11")

A modern shower room fitted with a walk-in shower enclosure, contemporary tiling, vanity basin with mirrored cupboard above, and a heated towel rail. A separate WC provides added convenience, fitted with a concealed system.

## WC

1.79 x 0.83 (5'10" x 2'8")

A separate WC provides added convenience, fitted with a concealed system.

## Garden



The rear garden is a true highlight of the property. An elevated wraparound decking area provides the perfect vantage point to enjoy the spectacular, uninterrupted views. Additional seating areas, a stone patio, lawned sections, and raised flower beds create a beautifully tiered and versatile outdoor space. The garden is not overlooked to the rear, offering a peaceful and private retreat—ideal for both relaxation and entertaining. Benefits from outdoor taps and electric points.



## Garage

2.64 x 5.24 (8'7" x 17'2")

An attached single garage offers additional storage and houses the Worcester gas boiler.

## Tenure

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

## Council Tax

\* Council Tax Band E - 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 - Mold 1 High St, Mold CH7 1AZ Head towards High St/B5444 1.0 mi At Gwernymynydd Roundabout, take the 2nd exit onto A494 0.4 mi Turn right onto Heol-Y-Wern 0.1 mi Turn right onto Uwch-Y-Dre Destination will be on the left 0.1 mi 11 Uwch-Y-Dre Gwernymynydd, Mold CH7 4AB