

# williams lettings



**Gelligynan Lodge Llandegla Road,  
Llanarmon-Yn-Ial, Mold, Flintshire, CH7**

**£1,750 PCM**

 3  3  2  D

**EPC - D59 Council Tax Band - G Deposit - £1,750 PCM**

# Llandegla Road, Mold

## 3 Bedrooms - Bungalow - Detached

Immaculately presented Detached Three Bedroomed Bungalow situated in the much sought after village of Llanarmon-Yn-Ial, a place of outstanding natural beauty nestling between the Market towns of Mold and Ruthin. In brief the luxurious accommodation comprises: Reception Hall, 30ft Kitchen/ Dining Room with integrated appliances, Living Room, Snug, Utility Room, Inner Hallway with loft access, Principal Suite with En-Suite, and walk in wardrobe, Two further Bedrooms and a Family Bathroom. The property also benefits from a detached double garage. Additional grazing land can be made available at an extra cost. Council Tax Band G EPC - 59 D.

### Entrance Hallway

Tiled flooring, traditional style radiator  
Door off to:

### Utility room

Tiled flooring, base unit with inset one and half bowl sink with mixer tap and complementary worktops.  
Fitted cupboards, double glazed window to the rear.  
Loft hatch, radiator, hanging space

### W.C

Timber door, wall hung sink with tiled splash back.,  
low level w.c,  
Window to the front elevation, tiled flooring

### Bedroom One

16'6" x 14'2"  
With engineered solid oak flooring, door leading to the rear garden with floor to ceiling glazed windows,  
Two windows to the front, trad radiators x2  
Inset spotlights

### Walk in Wardrobe

Fitted with a range of cupboards with hanging space and shelving and radiator, inset spotlights

### En-suite

Luxurious suite fitted with a walk in shower cubicle with waterfall shower and tiled walls and glass panel.  
Chrome towel rail  
Vanity sink with storage and mixer tap, window to the side elevation.  
Low level w.c  
Tiled flooring with underfloor heating.  
Extractor  
Inset spot

### Kitchen/Dining Room

30'5" x 13'10"  
Being the heart of the home and fitted with a bespoke kitchen.  
A high quality range of wall and base units  
Electric double oven  
Belfast sink with taps  
Window to the front elevation  
Granite worktops  
Stanley range oven  
Inset spotlight  
Chimney hood  
Integrated ff  
Electric hob  
Dishwasher

Dining room-  
2 wall lights  
Loft hatch  
Travertine flooring

### Living Room

18'9" x 13'6"  
Solid oak engineered flooring  
Double timber doors leading from the dining area  
Double doors to the rear, floor to ceiling windows  
2 traditional style rads  
Log burner sat upon a granite hearth with slate back.  
4 wall lights

### Inner Hallway

Loft Access  
Window to the front elevation  
Traditional style radiator  
Doors off to  
Inset spotlights

### Family Bathroom

9'2" x 8'2"  
Luxurious bathroom with tiled floor and partially tiled walls  
Claw foot bath  
Ladder style radiator  
Walk in shower cubicle with waterfall shower  
Under floor heating  
Low level we  
Wall hung sink,  
Extractor

### Bedroom Three

8'3" x 10'5"  
Radiator, window to the front,

### Snug

12'4" x 10'5"  
Fitted with bespoke Tegla fitted units and shelving,  
With two windows, panelled walls  
Stable door  
Radiator  
Adams style timber fireplace with tiled hearth and log burner  
Door leading to

### Bedroom Two

13'9" x 12'2"  
With window to the side elevation,  
Cast iron fireplace  
Radiator  
Inset spotlights.

### Outside

Entrance via a 5 bar timber gate, gravelled drive,  
lawned garden access to a double garage with timber garage doors and storage area.


To the rear- lawned and patio area with a variety of mature shrubs and trees with views over farmland.

### Directions





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.