

williams estates



**5 Paddock Way, Gwernymynydd,
Flintshire, CH7 5LA**

£395,000

 3  1  2  B

EPC - B83 Council Tax Band - E Tenure - Freehold

Paddock Way, Gwernymynydd

3 Bedrooms - Bungalow - Semi Detached

Set in a secluded spot within a few minutes drive of Mold Town Centre. This attractive semi detached split level bungalow offers living room with log burner, kitchen/ diner/ utility room. Three good sized bedrooms, Two ensuite wcs and family bathroom. Garage and ample driveway parking, extensive landscaped gardens with summer house.
EPC -B-83, Tenure - Freehold, Council Tax-E

Location

Set in a secluded location of Gwernymynydd, just minutes from Mold Town Centre.

Gwernymynydd has a local primary school and convenience store. Also close to the popular Loggerhead Country Park with its numerous walks and bridleways, providing access into the Clwydian Hills.

Accommodation

Gravel driveway and steps lead upto a double glazed composite front door;

Porch

With tiled flooring, and light.

Hallway

Fully double glazed front door with wooden laminated flooring, panelled radiator, loft access, glazed windows and transom windows over oak doors leading into all rooms;

Bathroom

10'11" x 9'3"
Tiled flooring, part tiled walls, white bathroom suite comprising of Jacuzzi styled corner bath and modern oversized glazed shower enclosure with wall mounted shower. Bespoke vanity sink unit with inset basin and modern mixer tap and a low level WC. Double glazed frosted window and panelled radiator. Inset spotlights and extractor.

Bedroom Three

10'11" x 9'11"
Double glazed window to the front elevation overlooking the gravel driveway, panelled radiator.

Dining Room

10'8" x 13'7"
Tiled flooring, with double glazed bi fold doors over looking the rear garden and patio area. Exposed wall with inset original beam. Panelled radiator. Open archway into;

Kitchen

13'7" x 10'8"
Tiled flooring, Double glazed window overlooking the rear garden, a shaker style kitchen with ample wall, drawer and base units, complimentary worktops and tiled splashback, Belfast styled sink with mixer taps. oversized extractor and void for Rangemaster/aga style oven. Inset spot lights. Doorway leading into;

Utility Room

13'7" x 5'0"
Tiled flooring, panelled radiator, a wall mounted boiler, void for washing machine, tumble dryer and large american styled fridge/freezer. A range of wall and base units for ample storage, complimentary worktop and stainless steel sink and drainer with mixer tap over. Double glazed door leading out to the rear lawned garden and patio area.

Living Room

23'10" x 11'6"
Stairs leading into a characterful room with impressive brick built fireplace with wooden mantle, brick herringbone design hearth with log burner. Exposed brickwork, wall hung lighting, panelled radiator and beamed ceiling. Double glazed window to the front and double glazed patio doors to the rear.

Stairs & Landing

Stairs with glazed panels leads to the landing area with exposed beam, panelled radiator, inset leaded window and wooden doors leading to all rooms;

Bedroom One

20'4" x 9'7" at it widest points (restricted head
A double bedroom with sloping ceilings and double glazed french doors and juliette iron balcony overlooking the side elevation and fields. Double glazed window to the front, panelled radiator and door leading;

Ensuite WC

With part tiled walls, double glazed window to the rear elevation. White washbasin and vanity, low level WC panelled radiator. Inset spot lights.

Bedroom Two

9'1" x 14'3" to its widest point

Good sized double bedroom with double glazed window to the rear elevation, panelled radiator. door leading into;

Ensuite WC

Part tiled walls and panelling, panelled radiator, single glazed window to the rear elevation. Low level WC with wash basin.

Garage

Metal up and over garage door, with lighting and electrics. To the rear of the area is a double glazed rear door and window.

Outside

To the front of the property offers ample parking on a large gravel driveway surrounded with hedgerow, brick walling and planting. EV power point.

To the rear of the property offers lawned gardens, borders of season planting and specimen trees including a large fruit bearing tree. The summer house is located to the rear of the garden and enjoys the late evening sun. It also have electric and lighting in the summer house.

Gravel area to the rear of the garage is currently used as a wood store area, and a secondary sitting area. Ample space for more pots and plants.

Solar panels located at the property are owned by the current vendor and more details available on request.

Directions

Turn left out of Williams Estates Mold office, proceed through the traffic lights and proceed up New Street and onward onto Ruthin Road - A5119 for approx 1 mile. At the Gwernymnydd roundabout take the 2nd exit sign posted Ruthin A494, after approx 1 mile; turn left onto Paddock Way, bear first left on the gravel lane. Proceed to the end of the driveway, continue passed No 3 and its garage on the left as the driveway sweeps passed beside the property and bears to the left again. The subject property will be found at the end of the driveway.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.