



35 Cae Gwyn, Llanferres, CH7 5SL

£549,950

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EPC - D60

Council Tax Band - F

Tenure - Freehold

Cae Gwyn, Llanferres

4 Bedrooms - House - Detached

A beautiful four bedroom detached house set in the sought after village location of Llanferres. The property briefly comprises of four bedrooms one with en-suite, family bathroom, living room, study, kitchen, utility room, conservatory and downstairs w.c. Integral double garage, ample parking and lawned area to the front of the property and enclosed garden to the rear. Conveniently placed for the market town of Mold and the medieval town of Ruthin. Tenure - Freehold. Council Tax Band - F. EPC - D60



Description

A beautiful four-bedroomed detached family home which is located in the desirable village of Llanferres, just off the A494. An area noted for its scenic beauty and outdoor activities. The village has a popular primary school close by, historic church and noted inn, whilst both local towns of Mold and Ruthin provide a wide range of facilities catering for most daily needs, leisure facilities and secondary schools.

Accommodation

UPVC double glazed front door leads into the entrance porch which has two uPVC double glazed panels, tiled floor.

Reception Hall

With coved ceiling, radiator and tiled floor, bespoke oak, steel and glass staircase leading to the first floor. Storage cupboard.

Downstairs Cloakroom

With Vanity sink unit and mixer tap, low level WC, chrome heated towel rail and localised tiling.

Kitchen - Dining Room

24'3" x 11'3" max (7.4 x 3.45 max)

Being open plan and with a central island, polished granite worktops with glazed display units wall and base units, one and half bowl sink with a mixer tap having a detachable rinse head, stainless steel extractor hood.

The central island has soft close pan drawers, polished granite tops, anthracite grey radiators, space for range cooker, under counter lighting, space for a dining table, under counter lighting. Access to the conservatory.

Utility Room

9'6" x 5'2" (2.92 x 1.6)

With granite worktops, matching wall and base units units, larder unit, tiled floor, uPVC double glazed window and door to the side elevation, plumbing for automatic washing machine. Access to the double garage.

Living Room

14'7" x 11'5" (4.47 x 3.5)

With a contemporary feature multi fuel burner set upon a slate hearth, radiator, double doors into the study and wide opening into the conservatory.



Conservatory

20'9" x 11'9" (6.34 x 3.6)

With anthracite grey tubular radiators, tiled floor, LED down lights, full width bi-folding doors opening onto a raised composite decking area with distant views over open countryside.

Snug

11'9" x 11'5" (3.6 x 3.5)

With solid hardwood doors leading from the living room, radiator, uPVC double glazed window to the front elevation, display shelving.

Landing

With radiator and double glazed window to the front elevation, hinged loft access hatch with drop down ladder.

Bedroom One

16'4" min x 12'1" (5.0 min x 3.7)

Well fitted having a good range of fitted wardrobes and a uPVC double glazed window to the rear elevation having far reaching views.

En-Suite

Enclosed shower cubicle, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled floor, uPVC double glazed window with obscure glass.

Bedroom Two

16'11" x 9'10" (5.17 x 3.01)

Double glazed window to the front elevation, double panel radiator.

Bedroom Three

14'8" x 11'5" (4.48 x 3.48)

uPVC double glazed window to the front elevation, double panel radiator.

Bedroom Four

11'9" min exc robe x 11'5" (3.6 min exc robe x 3.5)

Built in robes having hanging rails and shelving, double glazed window and radiator.

Family Bathroom

9'10" x 7'6" (3.0 x 2.3)

Large bathroom having a double ended bath, pedestal wash hand basin, low level WC, part tiled walls, double glazed window, extractor fan.

Outside

Wide drive providing parking for several vehicles, pathway to either side of the property leads to an attractive rear lawned garden,

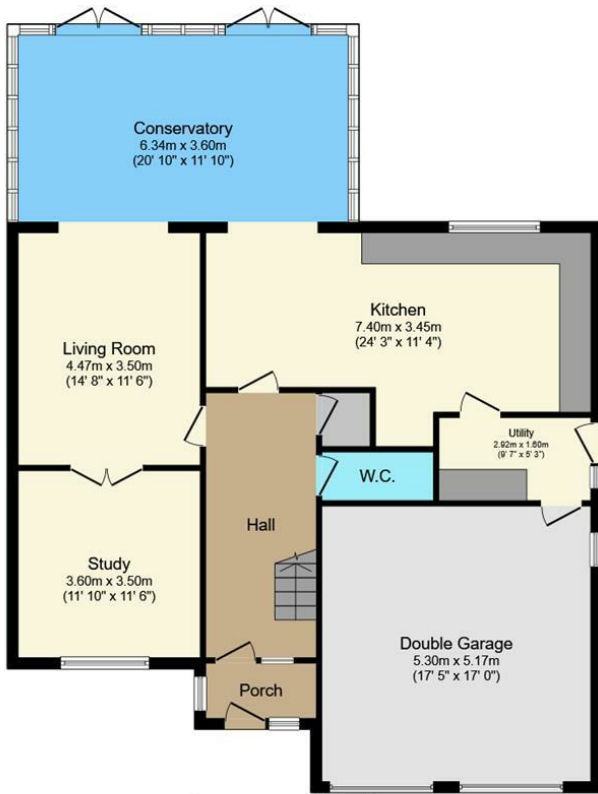
Integral Double Garage

With door leading from the utility room, power and light with two up and over doors and electric consumer unit.

Directions

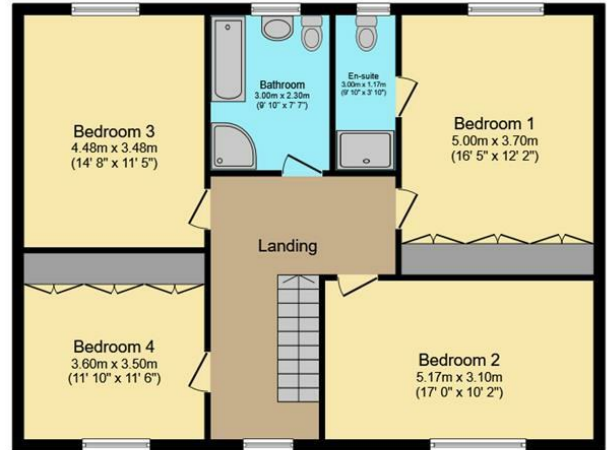
From our Mold Office turn right and proceed along the A5119 towards Ruthin, on reaching Gwernymynydd roundabout take the second exit onto A494 and proceed for approximately 3 miles into Llanferres turning right for Tyn y Llan and right again into Cae Gwyn.





Ground Floor

Floor area 128.9 sq.m. (1,387 sq.ft.)



First Floor

Floor area 89.5 sq.m. (963 sq.ft.)

TOTAL: 218.3 sq.m. (2,350 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.