



**Fron Hall lodge Ruthin Road,
Gwernymynydd, Mold, CH7 4AF**

£320,000

 3  1  2  E

EPC - E54

Council Tax Band - E

Tenure - Freehold

Ruthin Road, Mold

3 Bedrooms - House

Once the Lodge House to Fron Hall this character property which dates back to the early 1850's has been sympathetically modernised throughout to create a lovely home. Many original features remain such as exposed beams, a stone fireplace and exposed stone window frames. The property offers excellent living accommodation to include a spacious lounge, cosy dining room/snug, modern kitchen, bathroom and two/three bedrooms. There is a rear garden with patio area, timber cabin/home office, garage/workshop and a lovely sun terrace above. The property also boasts two driveways and benefits from double glazing and gas fired central heating.
EPC-TBC Tenure- Freehold. Council Tax-E



Location

Located in the lovely village of Gwernymynydd Standing on the edge of a designated Area of Outstanding Natural Beauty approximately 1 mile from Loggerheads Country Park and 1 mile from the market town of Mold. Hurry to view this wonderful property.

Accommodation

Access via a uPVC part glazed door into:

Porch

Enclosed entrance hall with leaded effect double glazed windows and feature exposed stone work. Leads to...

Entrance Hallway

Spacious hallway with feature stone surround and detailed wooden framework around the doors, wall light, under stairs storage cupboard, turned staircase leading to the first floor and part glazed timber doors leading to the reception rooms.

Living Room

15'5" x 11'11" (4.70 x 3.65)

With a feature stone out built fireplace with wooden mantle above housing a Tiger coal effect gas fire, lovely leaded bay window to the side elevation and a further window to the front which allow plenty of light. Wooden effect laminate flooring, single glazed leaded window into the porch, radiator and power sockets. Door leads through to.

Kitchen

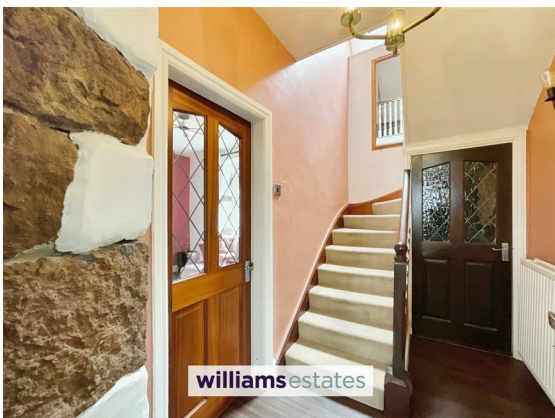
11'7" x 8'11" (3.55 x 2.74)

Fitted kitchen with a range of wall and base units with complimentary work surfaces over, with a stainless steel one and a half bowl sink with drainer and mixer tap, five ring stainless steel range cooker with double oven, pan drawer, stainless steel upstand and matching stainless steel extractor hood and light over. Void and plumbing for washing machine and void for condenser tumble drier or dishwasher, integrated fridge. Baxi wall mounted combination boiler providing domestic hot water and central heating. Tiled splash back to walls. Tiled floor. Access through to rear hall and bay leaded window to the side elevation.

Dining Room/ Snug

12'9" x 10'4" (3.91 x 3.17)

Full of natural light with leaded effect double glazed windows to both front and rear elevations. Brick built and tiled fireplace with a raised hearth housing open fire, continuation of the wood effect laminate flooring, power sockets, radiator and wall lights



Bedroom Three/ Dressing Room

11'5" x 10'6" (3.50 x 3.22)

With exposed timber beams and window, louvred doors providing storage within the eaves, and further storage cupboard, Radiator and power sockets. External door leads to pretty sun terrace.

Rear hall

With tiled floor and wood grained effect double glazed door to the garden, further door to

Bathroom

7'8" x 6'4" (2.34 x 1.95)

Having a white suite comprising a corner bath with glazed screen with thermostatically controlled shower over and waterfall shower head, wall mounted wash basin and low flush WC, partially tiled walls, tiled flooring, ladder towel radiator and double glazed window.

First Floor Landing

With timber velux window and doors off to

Bedroom One

15'5" x 12'0" (4.70 x 3.68)

Spacious principle bedroom with leaded window to front elevation and velux style window to side. Exposed timber beams and exposed stone feature to window frames. Access through to bedroom three which makes this ideal for those needing a nursery or child's bedroom or large dressing room! Radiator and power sockets.

Bedroom Two

11'11" x 10'0" (3.65 x 3.05)

A double bedroom with exposed timber beams, leaded window to front elevation and Velux style window to rear. Exposed stone feature to window frames. Radiator and power sockets.

Garage/ Store

20'0" x 10'5" (6.12 x 3.18)

With UPVC french doors to the side elevation and adjacent glazed panels, UPVC window, power and light, painted floor and UPVC stable door with glazed panel leading to the rear garden.

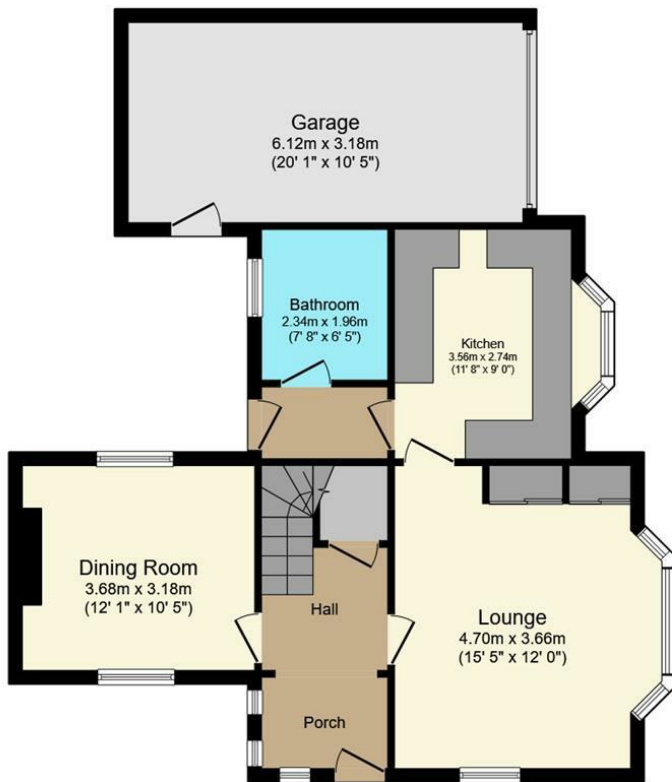
Outside

The property has two driveways a garage and workshop. To the rear there is a garden with lawn, patio section and mature planting. There is also a timber cabin ideal for use as a home office with power and lighting. You will also find a lovely elevated sun terrace with spiral staircase, the ideal place to relax.

Directions

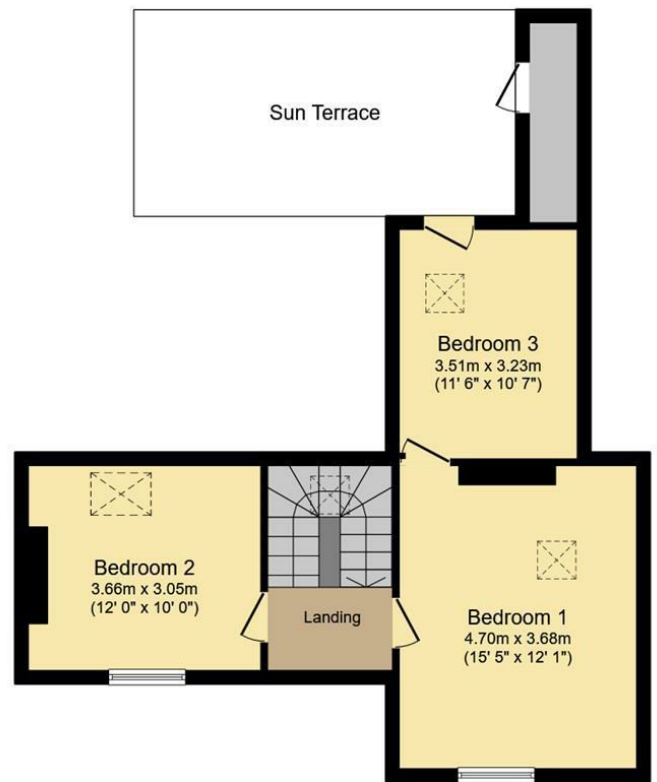
Turn left out of Williams Estates Mold office, proceed through the traffic lights and proceed up New Street and onward onto Ruthin Road - A5119 for approx 1 mile. At the Gwernymynydd roundabout take the 2nd exit sign posted Ruthin A494, the property will be found on the left hand side after the turning for Minffordd Way by way of a For Sale Board.





Ground Floor

Floor area 77.5 m² (834 sq.ft.)



First Floor

Floor area 67.5 m² (727 sq.ft.)

TOTAL: 145.0 m² (1,561 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			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on
01352 372111

Mold@williamsestates.com

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.