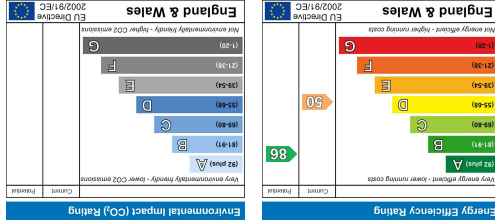


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FFORDD GLYNDWR, MOLD
£695,000



Situated on Ffordd Glyndwr in the sought after village of Nercwys, this spacious three/four bedroom detached bungalow offers spacious accommodation throughout and in brief comprises of; entrance hall, living room with patio doors to the rear, kitchen/diner, wc, inner hallway, three double bedrooms all with en suites and a fourth bedroom/study. Externally, the property is accessed via timber gates opening onto the driveway allowing parking for multiple vehicles. To the front of the bungalow is a grass lawn with a paved path leading to the front door and to the adjacent side is the converted garage currently used as an office space. A timber gate allows access to the rear garden with a spacious paved patio area which leads to a large grass lawn which benefits from a raised elevation. Slopes lead down to a further grass lawn which could be used as a paddock area. Viewing is highly recommended,

****DISCLAIMER - The current owner will be retaining some of the land to the rear of the property therefore the land registry title plan will be amended to reflect this ****

Entrance Hall

A grand entrance with wooden double front doors leading into the spacious entrance hall with dual aspect windows. Radiator and power points, doors lead off to the living room, kitchen, wc and inner hallway.

Living Room

A light and airy living room with two windows to the front elevation and two to the side elevation, there are patio doors to the rear which then lead out to the garden. There is a feature fireplace with electric fire, radiator and power points.

Kitchen/Diner

Comprising of fitted wall, base and drawer units with complimentary worktop surface over and inset stainless steel sink with drainer and swan neck mixer tap. There is allocated space for white goods, partly tiled walls, wood effect flooring, window to the rear elevation, door to the rear leading out to the garden. Storage cupboard to the side housing the boiler. Feature fireplace with hearth and decorative surround.

WC

Comprising of a wash hand basin, low flush WC and radiator. Storage cupboard complete with shelving.

Inner Hallway

Storage cupboard to the side complete with shelving, three windows to the front elevation, radiators and power points. Doors lead off to the bedrooms.



Bedroom One

A good sized double bedroom with dual aspect windows to the rear and side elevation offering views of the garden, radiator and power points. A door to the side leads into the en suite.

En Suite

A four piece suite comprising of a low flush wc, wash hand basin, panel enclosed bath and step in shower cubicle with electric shower. The walls are partly tiled, frosted window to the rear, radiator to side.

Bedroom Two

A second double bedroom with a window to the rear elevation, radiator and power points, A door to the side leads into the en suite.

En Suite

A white coloured three piece suite with low flush wc, wash hand basin and step in shower cubicle with electric shower. The walls are partly tiled, radiator to side.

Bedroom Three

Spacious double bedroom with a window to the rear elevation, radiator and power points. Door to the side leads into the en suite.

En Suite

Comprising of a four piece suite with a low flush wc, wash hand basin, electric shower and enclosed bath. There is a frosted window to the rear elevation, partly tiled walls, tiled flooring.

Bedroom Four / Study

Currently used as a study, there is a window to the side elevation, radiator and power points.

Externally

The property is accessed via timber gates which lead to the driveway allowing parking for multiple cars. To the front of the bungalow is a grass lawn with a paved path leading to the front door and to the adjacent side is the converted garage currently used as an office space. A timber gate allows access to the rear garden with a spacious paved patio area which in turns leads to a large grass lawn benefiting from a raised elevation. Slopes lead down to a further grass lawn which could be used as a paddock area.

Annexe

Currently used as an office space, uPVC double glazed doors lead into the office space with a door to the side leading into a kitchenette with a further door leading into a shower room with enclosed shower, low flush wc and wash hand basin.

