

# Bod Gwynfor Woodlands Road, Mold

£385,000









# Bod Gwynfor Woodlands Road

## Mold

Situated along Woodlands Road, within easy walking distance of Mold town centre, Bod Gwynfor is a beautifully presented three-bedroom detached dormer bungalow combining traditional character with stylish modern living. Enjoying attractive views across neighbouring fields, the property offers two reception rooms, a spacious kitchen diner, private gardens and generous driveway parking, making it an appealing and versatile family home.

To the front, a substantial driveway provides off-road parking for up to six vehicles, alongside a garage and an attractive south-east-facing garden. The elevated outlook across the surrounding fields creates a particularly pleasant setting, with space to enjoy the morning sunshine.

Inside, a welcoming hallway features original parquet flooring, which continues through much of the ground floor. The main living room is a bright and inviting space, with a large bay window framing the countryside views and a log-burning stove providing a cosy focal point.

A second reception room offers excellent flexibility as a formal dining room or additional sitting room. Full of character, the room features an impressive fireplace believed to be over 100 years old, complete with a multi-fuel stove. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.







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## Mold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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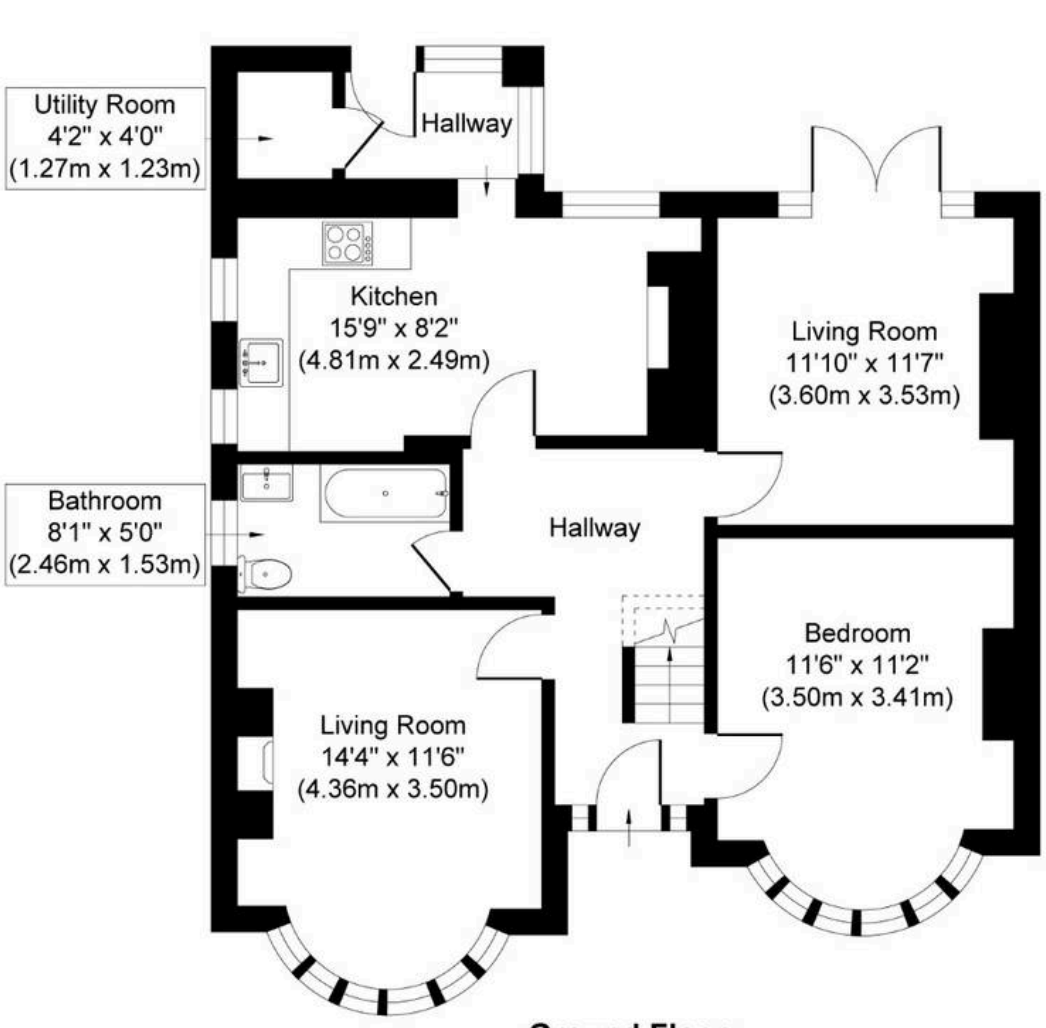
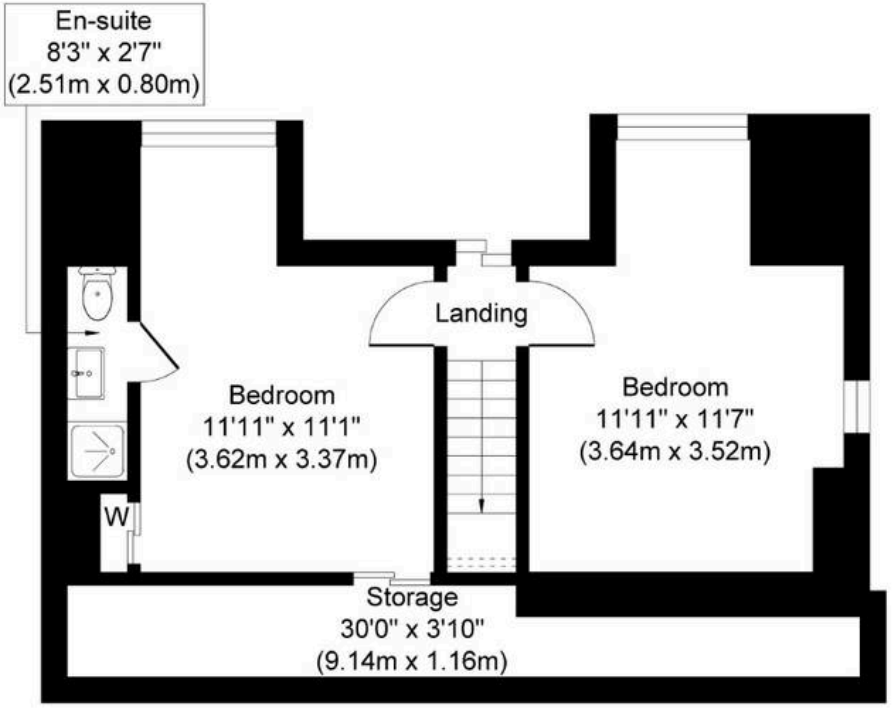



**Ground Floor**
**Approximate Floor Area**
**808 sq. ft**
**(75.02 sq. m)**




**First Floor**
**Approximate Floor Area**
**498 sq. ft**
**(46.22 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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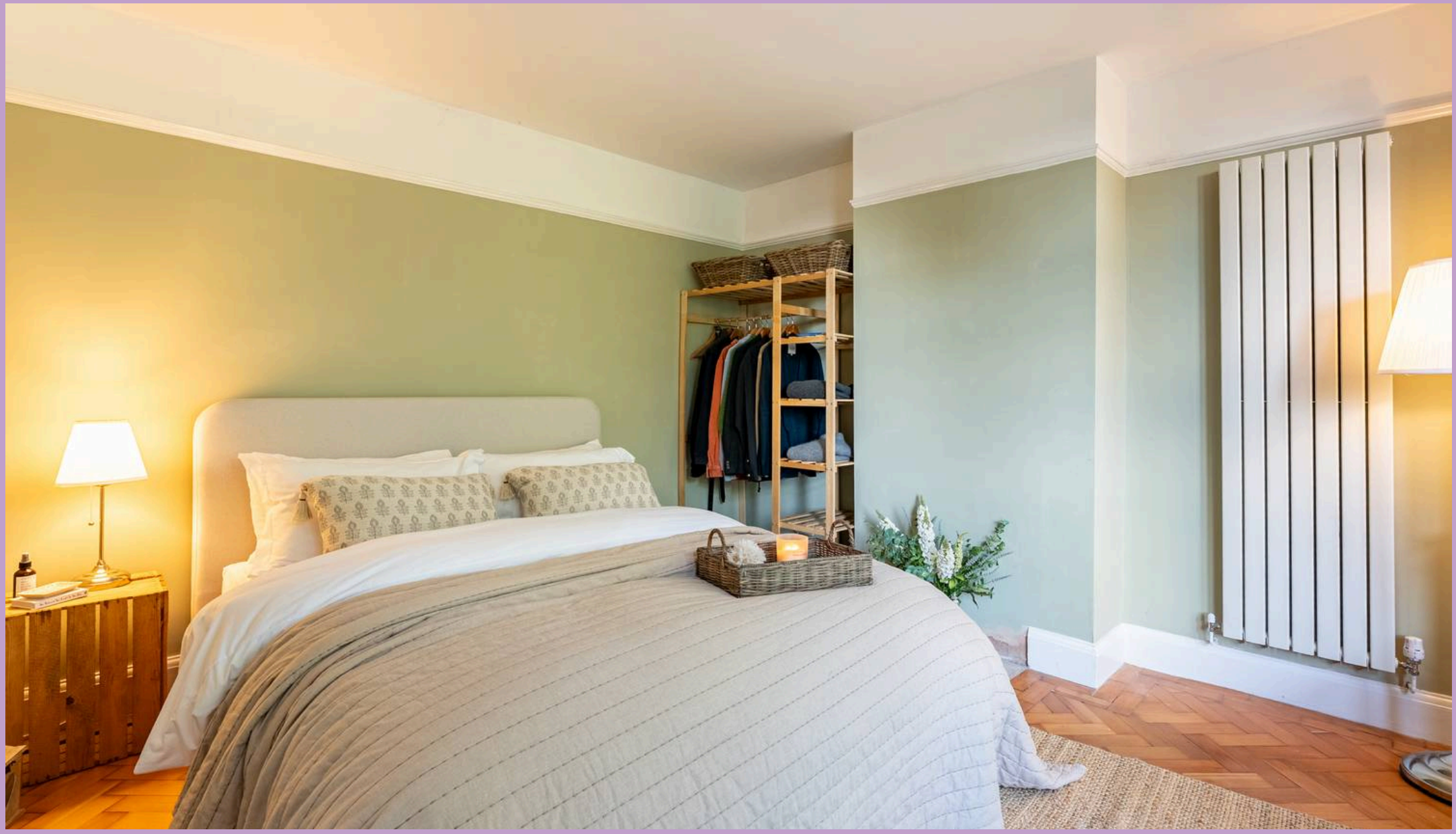


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