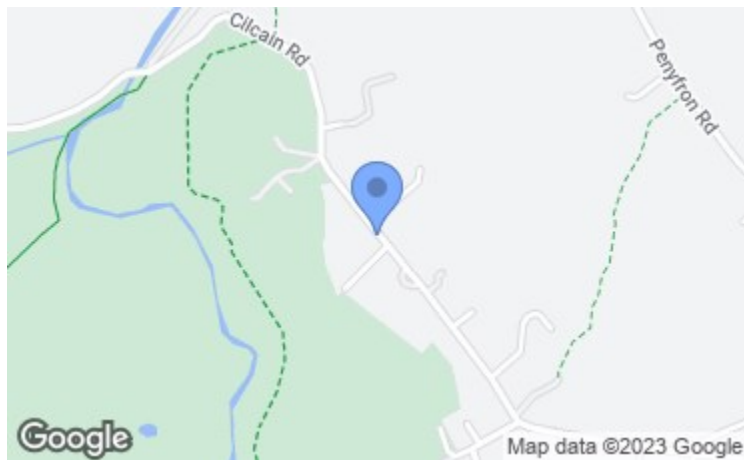


GROSS INTERNAL AREA
 FLOOR 1 2,173 sq.ft. FLOOR 2 956 sq.ft.
 TOTAL : 3,129 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Yr Hen Berllan Cilcain Road
 Pantymwyn, Mold, Flintshire
 CH7 5EH

Price
£550,000

An impressive detached dormer property with double garage, standing within large gardens and woodland extending to approximately 0.67 acre. Located along this noted road of individual high value homes, on the periphery of Pantymwyn village, commanding spectacular views across to the Clwydian hills. Dating from circa 1995, the property provides very spacious and well planned accommodation with two large reception rooms, both taking full advantage of the setting and with access onto a terraced patio, a large kitchen/ breakfast room, utility room and a side entrance porch/boot room. Two ground floor bedrooms, one with an en suite shower room and a family bathroom. To the first floor there is an impressive principal bedroom suite with dressing room and en suite shower room. In addition there is a large attic room (19'9" x 15'5") affording potential for conversion into additional accommodation, subject to any necessary consents. Features include underfloor LPG heating throughout, solar Pv panels designed to reduce running costs and UPVC double glazed windows and exterior doors for ease of maintenance. Property has cavity wall insulation. High standard of decorative order and quality pine panelled interior doors. Outside there is a wide block paved forecourt providing ample off road parking, a substantial attached double garage with electric doors and internal access to the property; and a private tiered rear garden with an elevated composite decked terrace and covered seating areas. Beyond the garden is a delightful area of protected woodland.



LOCATION



Cilcain Road is a noted road within this much sought-after village community with popular Inn, small Village Shop with Post Office and local Primary School in the neighbouring village of Gwernaffield. The area is noted for its scenic beauty and the property enjoys views to the rear across to the Clwydian Hills. Nearby is the popular market town of Mold, approximately four miles, with a twice weekly street market, comprehensive range of shops serving daily needs and several popular restaurants. The town also provides Secondary Schools, leisure facilities to include the noted Theatr Clwyd complex, and is ideally placed for those wishing to commute throughout the region. The city of Chester is approximately 16 miles distant.

THE ACCOMMODATION COMPRISES

Feature stained/leaded UPVC double glazed front door with matching side panels to:

FRONT ENTRANCE PORCH

2.74m x 1.50m (9' x 4'11")



Vaulted ceiling, two wall light points, tiled floor and twin glazed wood panelled inner doors to reception hall.

RECEPTION HALL

5.38m x 1.65m (17'8" x 5'5")



Double glazed window to the front, built in cloaks and storage cupboards, turned pine spindled staircase to the first floor, alarm control panel, central heating thermostat, clear pine interior doors to all rooms.

LIVING ROOM

6.32m x 4.85m (20'9" x 15'11")



A splendid room with full length glass section with sliding double glazed doors leading out to a covered veranda with composite decking taking full advantage of the setting and views. Feature brick fireplace/chimney breast with marble hearth and coal effect LPG fire grate. Coved ceiling, wall light points, TV aerial point, matching twin doors leading through to the dining/family room.

access off the living room and family room. Steps lead down from the terrace to the tiered garden with loose slate chipped pathways and deep borders stocked with a variety of mature bushes and shrubs. To the lower part of the garden is an area of mature woodland which we understand is subject to a Site of Special Scientific Interest.



WOODLAND



DIRECTIONS

From the Agent's Mold Office proceed up the High Street and through the traffic lights. At the top of the road bear left onto Pwll Glas and follow this road to the junction with Gwernaffield Road. Bear left and follow the road out of Mold. Continue through Gwernaffield village and thereafter over the brow of the hill into Pantymwyn, passing the Golf Club and Crown Inn on the left hand side. Continue along the village road and follow the road around to the right, whereupon the property will be found on the left hand side.

TENURE

Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

EN SUITE

4.22m x 2.46m (13'10" x 8'1")



A well appointed en suite shower room comprising tiled shower enclosure with screen and mains shower valve, wash basin with range of cupboards and drawers beneath and low flush WC with concealed cistern. Part tiled walls, two fitted mirrors and shaver point and double glazed window to the side gable.



ATTIC ROOM

6.02m x 4.70m (19'9" x 15'5")



Adjoining the main bedroom is a substantial attic room with a high vaulted ceiling providing potential for conversion into additional

accommodation subject to any necessary consents. The room includes fluorescent strip lighting, power points and sliding doors to either side leading to under eaves storage areas.

OUTSIDE



The property is approached via stone columned entrance leading to a wide block paved driveway which extends across the front of the property providing ample parking for several vehicles as well as access to the integral double garage. The driveway is flanked by deep well stocked shrubbery borders which also include a number of mature trees and has stone walling to the frontage. There is access to either side of the property leading through to the gardens. Outside tap and automatic lighting.

DOUBLE GARAGE

6.05m x 6.05m (19'10" x 19'10")

Twin electric doors, double glazed window, power and light installed, and internal door to the utility room. Access to large loft above.

REAR GARDEN



To the rear of the property is a private tiered garden with extensive paved areas extending across the rear elevation of the property together with a composite decked seating area with

KITCHEN/BREAKFAST ROOM

6.83m x 4.14m (22'5" x 13'7")

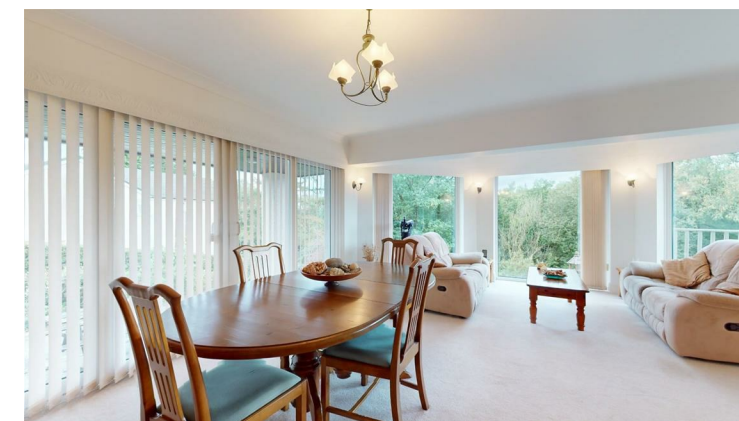


A spacious open plan room with space to the centre for a table and with double glazed windows to the front and rear aspects. The kitchen is fitted with a range of pale green fronted base and wall units with white Corian style work surfaces incorporating a moulded sink unit with preparation bowl and mixer tap. Integrated appliances comprising four gas burner hob, electric oven and concealed cooker hood. Tiled floor throughout, loft access, telephone point, integrated dishwasher and fridge. Internal door to utility room.



DINING/FAMILY ROOM

5.84m x 6.15m (19'2" x 20'2")



A large open plan room with a superb double glazed bay window to the rear with three full length double glazed windows taking full advantage of the views over the garden and across to the Clwydian hills. Matching French doors lead out onto the patio and composite decked terrace. Further double glazed patio doors to the left hand gable lead out to a further covered area. Wall light points, coved ceiling and twin internal doors leading through to the kitchen/breakfast room.



UTILITY ROOM

4.80m x 2.54m (15'9" x 8'4")



A large utility room with matching base cupboards and Corian style worktops to the kitchen, incorporating a moulded sink unit with mixer tap and tiled splashback. Plumbing for washing machine and space for tumble dryer, ample room for freezers, continuation of the tiled floor, loft access, alarm control panel and internal door to the garage.

SIDE PORCH/BOOT ROOM

1.73m x 2.41m (5'8" x 7'11")



Base cupboards and drawers with worktops over, wall mounted boiler, deep built in storage cupboard and UPVC double glazed exterior door and window.

INNER HALLWAY

Providing access to bedrooms two and three and the bathroom.

BEDROOM TWO

4.06m x 4.93m max overall (13'4" x 16'2" max overall)



Double glazed window to the rear with views across to the hills, matching double glazed French doors leading out onto the covered patio, wall light points, built in double wardrobe and internal door to en suite shower room.



EN SUITE SHOWER ROOM

2.03m x 1.88m (6'8" x 6'2")



Comprising tiled shower enclosure with mains shower valve and folding screen, pedestal wash basin and low flush WC. Feature pine panelling, double glazed window with frosted glass and extractor fan.

BEDROOM THREE/STUDY

4.37m x 3.23m (14'4" x 10'7")



Double glazed window to the front, matching French doors to the rear leading out onto a covered patio area with access to the garden. Loft access, two wall light points.

FAMILY BATHROOM

2.21m x 2.31m (7'3" x 7'7")



Fully tiled bathroom fitted with a three piece suite comprising jacuzzi panelled spa bath with mains shower valve above, pedestal wash basin and low flush WC. Shaver point and double glazed window with frosted glass.

FIRST FLOOR LANDING

BEDROOM ONE

6.43m x 5.56m (21'1" x 18'3")



A spacious room with adjoining dressing room and en suite shower room. The main bedroom includes a wide double glazed dormer style window to the rear with superb views over the trees across to Cilcain and Moel Famau. Wall light points and inner door to dressing room.



DRESSING ROOM

4.27m x 2.46m (14' x 8'1")



Fitted shelving and hanging rails, Velux double glazed roof light, built in double wardrobe/airing cupboard with hot water cylinder tank and slatted shelving, loft access and internal door to en suite.