



GROSS INTERNAL AREA  
FLOOR PLAN: 1,872 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	54

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Hyfrydle Pen Y Fron Road**  
Pantymwyn, Mold, Flintshire  
CH7 5EF

**Price**  
**£499,000**

A SPACIOUS AND ADAPTABLE FIVE BEDROOM DETACHED BUNGALOW OF INDIVIDUAL DESIGN, occupying a peaceful setting towards the far end of this noted lane overlooking fields and woodland. Extensively extended and remodelled in the early 1990s to provide a versatile family home with two large reception rooms, study, a superb kitchen breakfast room with a modern range of units and integrated appliances, utility room, principal bedroom with fitted wardrobes and en suite shower room, four further bedrooms and a well appointed family bathroom. Outside there is a wide gravelled drive providing off road parking for up to four cars, detached garage and private rear garden with patio. INSPECTION RECOMMENDED.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION



Hyfrydle stands in an enviable position on the fringe of this popular village community, near to open countryside, some 4.5 miles from Mold. The property is built of attractive light toned brick elevations beneath a tiled roof and provides immaculately presented accommodation with the benefit of double glazing and an oil fired heating system. Local amenities include the Mold Golf Club, The Crown Inn and a general stores to the village centre. Whilst Mold provides a comprehensive range of shops, supermarkets, secondary schools, in both medium of Welsh and English, and leisure facilities. Local primary schools are available in Gwernaffield and Cilcain.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Dark wood effect UPVC double glazed panelled door to entrance porch, tiled floor, coat hooks and panelled glazed inner door to reception hall.

### RECEPTION HALL

Coved ceiling, wall light points, radiator, deep built in storage cupboard and stained panelled internal doors to all rooms.

## LIVING ROOM

4.47m x 6.99m (14'8" x 22'11")



A spacious room with double glazed leaded effect windows to the front, feature wooden fireplace surround with marble insert and hearth and coal effect LPG fireplace, coved ceiling, wall light points, TV aerial point and two double panelled radiators. Internal door to dining room.



town and through the village of Gwernaffield. On passing Mold Golf Club on the left hand side take the next right turning onto Pen Y Fron Road. Follow the lane up the hill whereupon the property will be found towards the far end on the right hand side, just before reaching open countryside.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## VIEWING

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

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

DW/PMW

Amended NAD

Amended NAD

Amended NAD

### OUTSIDE



The property is approached via a stone walled entrance with timber ranch gate leading to a gravelled drive which extends to the front of the property. Parking for 4 cars as well as access to the detached garage.

### FRONT GARDEN



Neat front lawned garden with stone walling to the frontage, low level retaining walls and established trees and shrubs. A paved patio area extends across the front elevation leading to the front door. Outside light and access to either side of the bungalow leading through to the rear garden.

### DETACHED GARAGE

5.16m x 3.38m (16'11" x 11'1")

A brick built detached garage with electric up and over door, double glazed window and exterior door to the rear, power and light installed.

### REAR GARDEN



To the rear is a good sized and private lawned garden which borders onto open countryside with woodland views opposite. The garden includes a paved patio area with stone walling and seating areas, outside security light, tap and a timber garden shed.



### AGENTS NOTES

Private drainage.

### TENURE

Understood to be Freehold

### COUNCIL TAX

Flintshire County Council - Tax Band E

### DIRECTIONS

From the Agent's Mold Office proceed along the High Street, through the traffic lights and on passing the Parish Church fork left at the Bailey Hill onto Pwllglas. Follow the road to the 'T' junction and bear left and continue out of

### DINING ROOM

4.17m x 4.75m (13'8" x 15'7")



Double glazed leaded effect bow window to the front, feature wood panelling, coved ceiling, wall light points, parquet woodblock flooring to part, double panelled radiator, electricity fuse box in cupboard and TV aerial point. Internal door leading through to the utility room and kitchen.



### STUDY

2.69m x 2.90m (8'10" x 9'6")



Double glazed leaded effect window overlooking the rear garden, coved ceiling, TV and telephone points and radiator.

### KITCHEN

4.17m x 6.12m (13'8" x 20'1")



A large open plan room fitted with an extensive range of 'two tone' grey and light cream woodgrain effect fronted units, extending principally to two walls, with contrasting quartz worktops with matching upstands and windowsill. Stainless steel sink unit with mixer tap and range of integrated appliances comprising touch control hob with SMEG contemporary extractor hood above, electric double oven, microwave, larder fridge and freezer. Coved ceiling, tiled floor throughout, radiator, double glazed window and matching double glazed sliding patio door providing access to the garden.





large corner panelled bath with mains shower valve, vanity wash basin with white fronted cupboard and drawers beneath and low flush WC with concealed cistern. Chrome towel radiator, recessed ceiling lighting, extractor fan, double glazed window with frosted glass.

**INNER HALLWAY**

Loft access, radiator, wall light points and stained panelled interior doors leading to all bedrooms.

**BEDROOM ONE**

5.00m x 4.22m (16'5" x 13'10")



A spacious L shaped room with two double glazed leaded effect windows to the front, range of pine fronted wardrobe units with open shelving, TV aerial point and double panelled radiator.



**EN SUITE**

1.80m x 1.60m (5'11" x 5'3")



A modern shower room comprising corner shower cubicle with laminated panels for ease of maintenance and mains shower valve, corner pedestal wash basin and low flush WC. Chrome towel radiator, tiled floor, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

**BEDROOM TWO**

3.66m x 3.23m (12' x 10'7")



Double glazed leaded effect window with views across the rear garden and surrounding woodland and radiator.

**BEDROOM THREE**

2.74m x 3.23m (9' x 10'7")



Double glazed leaded effect window to the rear with views over the garden and radiator.

**BEDROOM FOUR**

3.78m x 2.16m (12'5" x 7'1")



Double glazed leaded effect window to the front, fitted wardrobe with matching desk and high level cupboards; and radiator.

**BEDROOM FIVE**

1.80m x 3.28m (5'11" x 10'9")

Double glazed window to the side gable and radiator.

**CLOAKROOM/WC**

1.80m x 0.99m (5'11" x 3'3")

Fitted with a modern suite comprising wash hand basin with cupboard beneath and low flush WC with concealed cistern. Double glazed window.

**UTILITY**

1.96m x 2.90m (6'5" x 9'6")



Fitted worktop with void and plumbing beneath for washing machine and dishwasher, and space for tumble dryer. Tiled floor, matching wall cupboards to the kitchen, internal door to the dining room, Firebird oil fired central heating boiler and radiator. Double glazed window and double glazed exterior door to the garden.

**FAMILY BATHROOM**

3.18m x 1.80m (10'5" x 5'11")



A modern and well appointed family bathroom with attractive fully tiled walls with matching floor comprising a