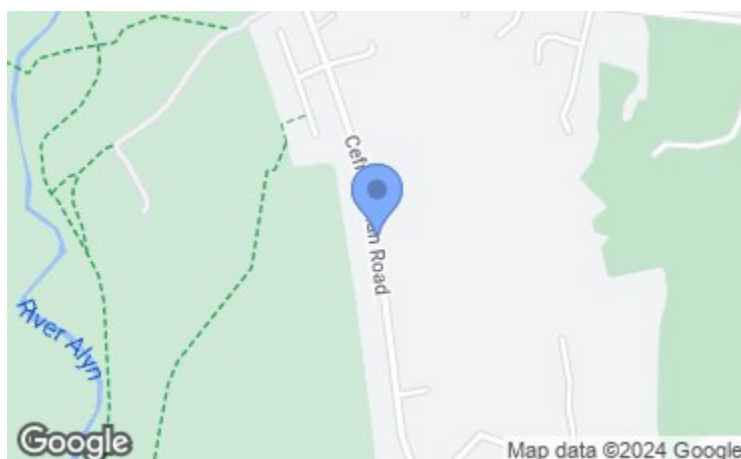


Matterport



Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	73 58
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	73 58
(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

Inchcape Cefn Bychan Road
Pantymwyn, Mold, Flintshire
CH7 5EN

Price
£495,000

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 Residential.

A SUPERBLY APPOINTED AND GREATLY EXTENDED FOUR/FIVE BEDROOM DETACHED DORMER BUNGALOW occupying an attractive position along this highly regarded road with views across to Moel Famau and the Clwydian Range, standing on the periphery of this noted rural village some three miles from Mold.

Providing deceptively spacious family accommodation which has been enhanced by a large loft conversion and extension, it has benefited from recent refurbishment and provides a versatile and contemporary family home. It affords entrance porch, reception hall, inner hall, large open plan lounge with adjoining dining room designed to take full advantage of the westerly views towards the Clwydian hills, a newly refurbished contemporary kitchen/breakfast room, utility room, luxury shower room and two ground floor bedrooms and home office/gym. To the first floor is a splendid open plan area with Velux wall and ceiling windows which can open to a potential balcony with stunning views, two large principal double bedrooms and newly refitted bathroom. Gated entrance with a wide block paved drive with ample parking and attached garage, recently landscaped gardens to both front and rear with secluded patio and far reaching views. Inspection highly recommended.



LOCATION

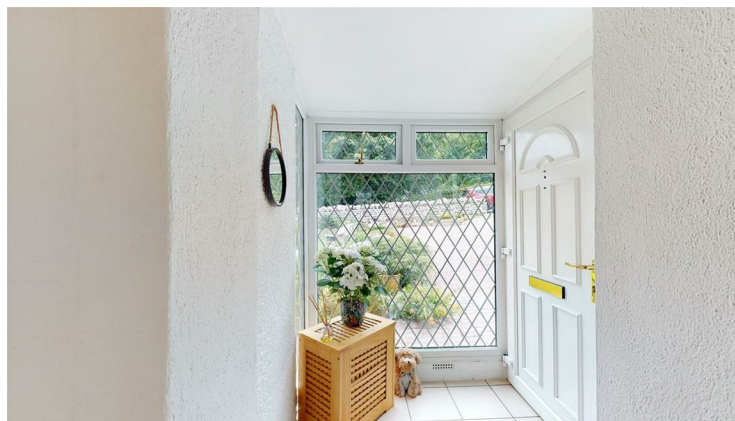
Cefn Bychan Road is a much sought after residential area noted for its individual homes located close to Loggerheads Country Park, An Area of Outstanding Natural Beauty lying to the east of the Clwydian hills. The area is noted for its numerous country walks and bridle paths together with Mold 18 hole golf club located on the edge of the village. Pantymwyn has a small general store and post office, whilst the nearby market town is within three miles, noted for its twice weekly markets, it provides a comprehensive range of shops serving daily needs and Theatre Clwyd complex.

3D VIRTUAL TOUR

Available to view on-line.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH



UPVC door to covered entrance porch, double glazed leaded effect windows, tiled floor and glazed inner door to reception hall.

RECEPTION HALL



Plate rack, radiator and part glazed interior doors to all rooms.

INNER HALL



Contemporary open glass staircase leading to the first floor, two Velux double glazed roof lights, double glazed window, radiators.

takes advantage of some natural limestone which outcrops to make an attractive alpine style garden with a variety of shrubs and plants. The stone built front boundary wall has been completely rebuilt.

REAR GARDEN



Access to the right hand side leading to an enclosed and private rear garden which has also benefited from recent landscaping to include wide informal lawns and established and well stocked flower borders. There is a raised flagged patio to one side with far reaching westerly views.



DIRECTIONS

From the agent's Mold office proceed up the High Street continuing through the traffic lights and take the second left hand turning onto Pwll Glas. On reaching the junction bear left onto the Gwernafield Road and follow this road out of

town for some two miles. Continue through the village of Gwernafield and thereafter Mold Golf Club and continue into Pantymwyn. On passing the village store and post office take the next left turning into Cefn Bychan Road and follow the road to the left whereupon the property will be found after a short distance on the right hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

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.

HE/PMW
Amended JH

BEDROOM ONE

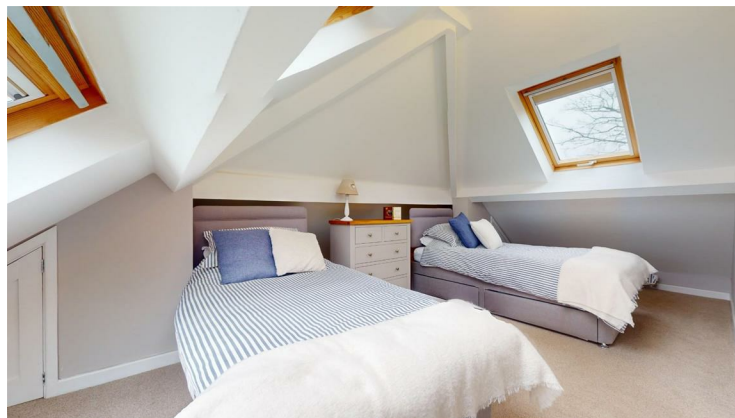
5.69m x 4.14m (18'8 x 13'7)



Vaulted ceiling with two Velux double glazed roof lights, open fronted wardrobes and radiator.

BEDROOM TWO

6.27m max x 2.92m max (20'7 max x 9'7 max)



A large room with vaulted ceiling and Velux windows it has deep under purlin area ideal for creating storage areas. Radiator.

BATHROOM

3.10m x 2.03m (10'2 x 6'8)



Newly refurbished with a modern white suite comprising panelled bath with mixer tap, wash basin and low level WC, part tiled walls, ladder style radiator, two built in cupboards, feature recessed lighting, two Velux double glazed roof lights.

OUTSIDE

The gated entrance opens onto a wide newly block paved drive which extends to the front of the garage but also to one side providing ample parking for two or three cars and access to the attached single garage.

GARAGE

5.18m x 3.66m (17' x 12')

The garage benefits from a new up and over door to the front and has electric light and power installed.

FRONT GARDEN



The garden has benefited from recent landscaping which

LOUNGE/DINING ROOM

5.36m x 3.66m lounge area (17'7 x 12' lounge area)



A spacious open plan room which extends across a large part of the rear elevation of the house, it has two deep square bay windows designed to take full advantage of the pleasing views over the rear garden and beyond to the Clwydian hills, one bay provides access to the garden and patio. Fireplace and slate hearth with multi fuel stove, TV aerial point, two panelled radiators.



DINING AREA

5.00m x 4.24m (16'5 x 13'11)



KITCHEN/BREAKFAST ROOM

5.41m x 2.77m (17'9" x 9'1")



Newly refurbished with a contemporary range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and contrasting dark grey granite working surfaces. It includes space for a range cooker with induction hob, which may be available subject to negotiation together with a large extractor hood and light above. The kitchen includes a range of integrated appliances to include fridge, freezer and dishwasher.



UTILITY ROOM

2.46m x 1.60m (8'1" x 5'3")

Matching base and wall cupboards to the kitchen with work surfaces and inset sink, Worcester oil fired boiler providing heating and hot water, built in cupboard housing a pressurised hot water cylinder, plumbing for washing machine, double glazed stable type door opening to a covered rear porch with light, radiator.

SHOWER ROOM

2.21m x 1.83m (7'3" x 6')



BEDROOM THREE

3.71m x 3.05m (12'2" x 10')



Double glazed window to front, panelled radiator.

BEDROOM FOUR

3.66m x 2.77m (12' x 9'1")



Presently used as a home office/studio it has a double glazed window to front, tiled fireplace, radiator.



HOME OFFICE/GYM

6.48m x 2.46m max (21'3" x 8'1" max)



A versatile room located off the lounge, it provides ideal space for home office or children's play room. Double glazed window to rear overlooking the rear garden, panelled radiator.

FIRST FLOOR OPEN PLAN LIVING ROOM

5.05m x 2.84m overall (16'7" x 9'4" overall)



A superb open plan slightly split level room which affords a high degree of natural lighting with four Velux double glazed roof lights and matching Velux Cabrio windows providing access onto a potential balcony overlooking the rear garden and Clwydian hills. There are three built in storage cupboards together with three radiators and TV aerial point.

