



ESTATE AGENTS

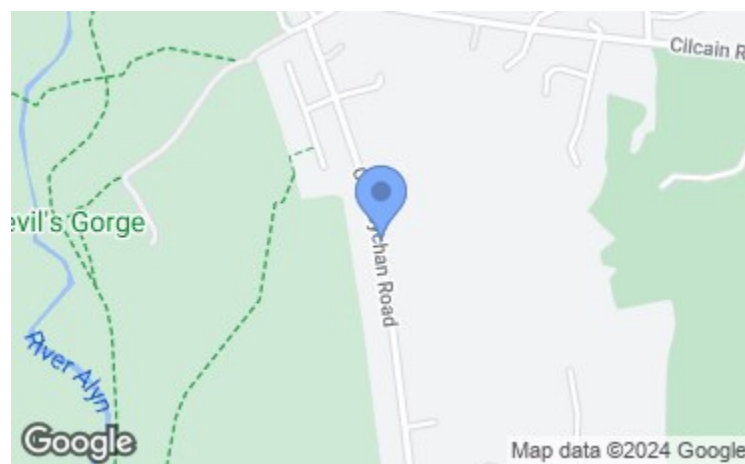
www.cavendishproperties.co.uk



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1845 sq ft, FLOOR 2: 435 sq ft  
TOTAL: 2280 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	86
(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	
England & Wales	
EU Directive 2002/91/EC	

**Wych Elm Cefn Bychan Road**  
Pantymwyn, Mold, Flintshire  
CH7 5EL

**Price**  
**£525,000**

An architect designed, timber-framed, weatherboard and shingle clad, four bedroom detached property offering spacious and well appointed living accommodation. Standing in beautiful, partially wooded grounds extending to approximately 0.33 acre, along this highly regarded road, commanding splendid views towards the Clwydian Hills and Moel Famau. Located to the upper part of this noted semi-rural environment, some 4 miles from Mold and near to the renowned Loggerheads Country Park with walks along the River Alyn. This spacious and adaptable family residence affords entrance hall, dining room, garden room with access to sun terrace, a splendid lounge with a fine slate fireplace and Norwegian wood burning stove, fitted kitchen, principal bedroom with adjoining family bathroom, bedroom two/sitting room and a large utility room / hobby room with a modern shower room. First floor landing, two double bedrooms, one with en-suite shower room. uPVC double glazing and oil central heating. INSPECTION HIGHLY 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 Residential.





**LOCATION**



The property occupies a slightly elevated position along this highly regarded road, renowned for its individual quality homes, about four miles from Mold. There is a small shop and inn with restaurant to the centre of the village, and popular primary schools in the neighbouring villages of Gwernaffield and Cilcain. The area is noted for its scenic beauty with numerous county walks, and whilst rural situated, the local market town of Mold with its twice weekly street market is within a short drive. The town also provides a comprehensive range of shops, leisure facilities and is ideally placed for those wishing to commute to the larger centres at Chester, Deeside and beyond.

**THE ACCOMMODATION COMPRISES**

**RECEPTION HALL**

4.62m x 2.11m (15'2" x 6'11")



Modern double glazed composite front door to reception

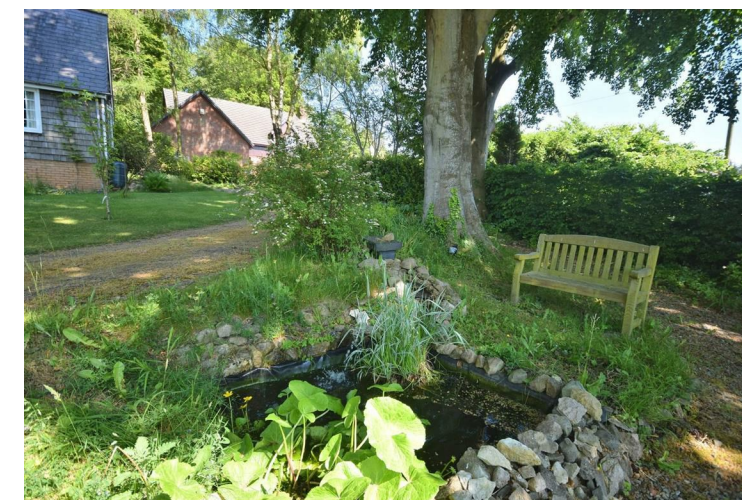
hall, double glazed window, radiator, light oak effect laminate flooring, understairs cupboard. Glazed oak framed internal doors lead to the dining room and kitchen.

**DINING ROOM**

3.20m x 4.27m (10'6" x 14')



Double glazed window, two radiators, display alcoves with lighting above, uPVC double glazed French doors lead through to the adjoining conservatory and opening through to lounge.



thereafter onto Pwllglas. On reaching the junction bear left onto the Gwernaffield Road and follow this road out of the town. Continue through the village of Gwernaffield and thereafter into Pantymwyn. Proceed past the Golf Club and Crown Inn on the left, and continue straight ahead, and then turn left (on the right hand bend) onto Cefn Bychan Road. Follow this road around to the left and up the hill for about 0.5 mile and the property will be found on the left

**AGENTS NOTES**

Several of the trees are subject to Tree Preservation Order.

The property is of timber framed construction and therefore maybe subject to restricted lending terms.

**TENURE**

The property is 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

**DIRECTIONS**

From the Agent's Mold Office proceed up the High Street, through the traffic lights and take the second left hand turn



cupboards beneath and low flush WC. Tiled walls and floor, display alcove, recessed ceiling lighting, chrome towel radiator and double glazed window.

#### BEDROOM FOUR

3.48m x 4.29m (11'5" x 14'1")



Double glazed windows to two aspects with views to the front across the hills, radiator and access to a large attic with light.

#### OUTSIDE

The property stands in a slightly elevated setting within large grounds interspersed by various mature specimen trees. The driveway sweeps through the front garden towards the right hand elevation of the property and thereafter across the rear, providing space for parking and turning and access to the adjoining workshop/garage.

#### WORKSHOP/GARAGE

5.46m' x 4.27m (17'11" x 14')



Five section multi fold timber panelled door, pine boarded flooring throughout, secondary glazed window, part glazed exterior door to the rear and electric light and power installed.

#### GARDENS



The gardens have been developed over many years to provide maturity and interest throughout the seasons with a variety of mature trees together with deep and established flower beds, shaped lawns and a slightly raised patio area to the front elevation of the house taking full advantage of the exceptional setting and views across to the Clwydian hills. There is also a garden pond to the lower section of the garden and two storage shed. To the rear are raised vegetable beds, a large log store, outside lights and taps.

#### LOUNGE

5.59m x 4.27m (18'4" x 14')



A splendid room with wood panelled walls and double glazed windows to two aspects with views over the gardens across to the Clwydian hills and Moel Famau. Deep recessed polished slate fireplace and hearth with Nordpeis wood burning stove, TV aerial point, two display alcoves with lighting and two radiators.



#### GARDEN ROOM

3.25m x 3.58m (10'8" x 11'9")



A bright and sunny room taking full advantage of the setting with views over the garden and across to the hills and with access to the adjoining terrace. UPVC double glazed windows with matching exterior doors to either side, domed roof, laminate wood effect flooring, electric heater and power points.

#### KITCHEN

3.53m x 3.30m (11'7" x 10'10")



Fitted with a modern range of gloss white fronted base and wall units with solid wooden work surfaces, inset sink unit with preparation bowl and mixer tap. Integrated appliances comprising touch control ceramic hob with stainless steel cooker hood above and electric oven beneath. Integrated dishwasher and space for fridge. Laminate wood effect flooring, double glazed window to the front with views across to Moel Famau.





**INNER HALLWAY**

Built in cloaks cupboard with sliding door front, enclosed staircase to first floor, laminate wood effect flooring and built in linen cupboard with slatted shelving.

**UTILITY/HOBBY ROOM**

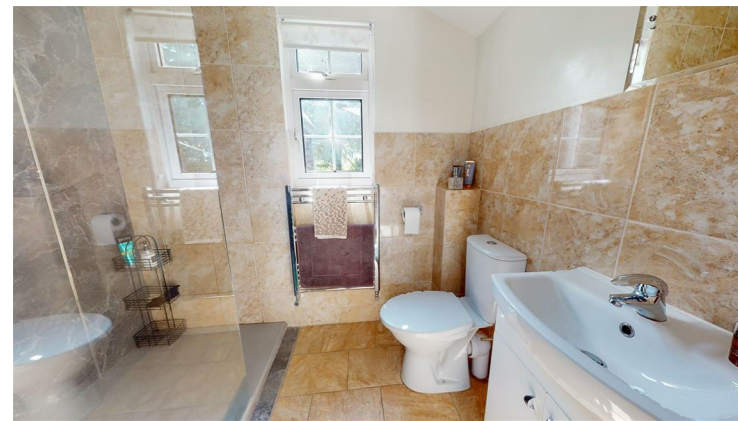
5.72m x 3.94m (18'9" x 12'11")



A large versatile room with double glazed window and matching exterior door to the rear of the property. A Velux double glazed roof light provides an abundance of natural lighting. Range of base cupboards with worktops, Belfast style sink with solid wood work surfaces to either side and mixer tap, radiator, plumbing for washing machine, broom cupboard, tiled floor and sliding door to the shower room.

**SHOWER ROOM**

2.26m x 1.63m (7'5" x 5'4")



A modern shower room with fully tiled walls comprising a large walk in shower with stone effect laminate panels for ease of maintenance, full length glazed screen and mains overhead shower with handset. Wash basin with cabinet beneath and low flush WC. Part tiled walls, tiled floor, chrome towel radiator and double glazed window.

**BEDROOM ONE**

4.32m x 4.24m (14'2" x 13'11")



A spacious and well lit principal bedroom with double glazed windows to two aspects with views over the gardens and across to the hills, and French doors leading out onto the adjoining terraced patio. Recessed ceiling lighting, radiator and range of built in wardrobes extending to one wall with full height sliding door fronts.



**BEDROOM TWO/SITTING ROOM**

4.29m x 3.58m (14'1" x 11'9")



A versatile room presently used as a sitting room. Double glazed window, radiator and built in wardrobe with hanging rail and shelf.

**FAMILY BATHROOM**

3.35m x 3.00m (11' x 9'10")



A well appointed family bathroom with three piece suite

comprising panelled bath with shower and screen, vanity wash basin with quartz top and cupboards and drawers beneath and low flush WC. Fully tiled walls with matching floor, chrome towel radiator, built in shelved cupboard, recessed ceiling lighting and double glazed window with frosted glass.

**FIRST FLOOR**

**LANDING**

Double glazed window.

**BEDROOM THREE**

3.71m x 4.62m (12'2" x 15'2")



Double glazed dormer window to the rear, access to attic, radiator and fitted wardrobe unit.

**EN SUITE**

2.51m x 1.52m (8'3" x 5')



Modern en suite shower room comprising corner shower cubicle with Triton electric shower, vanity wash basin with