

Ashlea Cefn Bychan Woods, Pantymwyn, Mold, Flintshire, CH7 5EP



GROSS INTERNAL AREA  
FLOOR 1 1,076 sq.ft. FLOOR 2 602 sq.ft.  
EXCLUDED AREAS : GARDEN ROOM 101 sq.ft. BALCONY 38 sq.ft. REDUCED HEADROOM 122 sq.ft.  
TOTAL : 1,677 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(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

Cavendish

ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Ashlea Cefn Bychan Woods

Pantymwyn, Mold, Flintshire

CH7 5EP

Price

£420,000

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 Estate Agents Ltd.

A DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED DORMER STYLE PROPERTY WITH SUBSTANTIAL DETACHED GARAGE, ample parking and established gardens. Located along this noted 'no through' private road of individual homes in a rural setting on the outskirts of Pantymwyn, near to the noted Loggerheads Country Park, a designated Area of Outstanding Natural Beauty. The property has been extended to provide a deceptively spacious home with a particularly generous ground floor living accommodation. Benefiting from an oil fired central heating system and double glazing and in brief comprising: entrance porch with built in cloaks cupboard, large central reception hall, living/dining room with multifuel stove, sitting room, garden room, kitchen breakfast room with modern range of units, utility room, first floor landing, three good size bedrooms, bedroom two with a modern en suite and balcony; and shower room. Private rear garden with countryside views, double garage, ample parking and and further garden to the rear of the garage.



## LOCATION



The property occupies an attractive position along this private road of individual homes, about a mile from the village centre and some three miles from Mold. There is ample off-road parking to the directly opposite the property, and a further garden with summer house and timber cabin to the rear of the garage. Pantymwyn has a small shop serving daily needs and is the home of the Mold Golf Club. There is a popular primary school in the nearby village of Gwernaffield whilst the county town of Mold is within a few minutes' drive, which provides a comprehensive range of shopping facilities catering for most daily needs, a twice weekly street market, secondary schools and leisure facilities.



## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE PORCH

2.59m x 1.30m (8'6" x 4'3")

UPVC double glazed panelled front door to entrance porch, tiled floor and radiator. Deep built in cloaks cupboard (8'6" x 2'6") with coat hooks and hanging rail.

### RECEPTION HALL

4.34m x 2.67m (14'3" x 8'9")



A large central reception hall with a turned balustrade staircase to the first floor, continuation of the tiled floor and radiator with cover.

### LIVING/DINING ROOM

7.19m x 4.09m (23'7" x 13'5")



A spacious open plan room with two wide double glazed windows to the front with wooded aspect opposite, recessed fireplace with slate hearth and multifuel stove, coved ceiling, TV aerial point and two panelled radiators with covers.



garage with up and over door and side door, two single glazed windows and power and light installed.

### ADDITIONAL PARKING

Parking to the front and side of the garage for several cars, caravan or boat.

### ADDITIONAL GARDEN



A further lawned garden area is located to the rear of the garage which borders onto mature woodland which leads down to the Leete path. Paved area, summer house and timber cabin.



### 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 Pwllglas and follow this road to the junction with the Gwernaffield Road. Bear left at the 'Give Way' and follow the road out of the town, up the hill and into Gwernaffield village. At the cross roads to the centre of the village turn left towards Cadole and at the next crossroads turn right for Pan Y Buarth / Pantymwyn. Follow this

road up the hill and on reaching the next cross roads proceed straight ahead and down the hill whereupon the entrance to Cefn Bychan Woods will be found on the right hand side. The property is then situated on the right approximately half way along the road.

### AGENTS NOTES

Private septic tank drainage.  
Oil fired central heating.

### TENURE

Understood to be Freehold

### COUNCIL TAX

Flintshire county Council - Tax Band G

### 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



### BEDROOM THREE

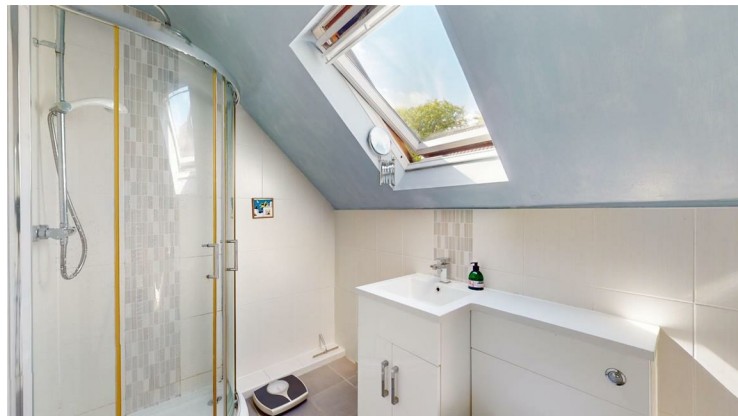
4.45m x 2.39m extending to 3.35m into recess (14'7" x 7'10" extending to 11' into recess)



Double glazed window to the rear with views over the surrounding countryside and radiator.

### SHOWER ROOM

2.64m x 1.63m (8'8" x 5'4")



Fitted with a modern suite comprising corner shower cubicle with mains shower valve, vanity wash basin with cupboards beneath and WC with concealed cistern. Attractive tiled walls with matching floor, chrome towel radiator, extractor fan and Velux double glazed roof light.

### OUTSIDE

Tarmacadam drive to the front for one car with additional parking for several cars directly opposite.

### FRONT GARDEN

Landscaped front garden area with paved areas and deep well stocked shrubbery borders.

### REAR GARDEN



To the rear is a private terraced garden, bordering onto fields, with paved areas and steps to an upper lawn area with established bushes and shrubs and a small timber decked area. External oil fired boiler located to the right hand side of the property.



### DOUBLE GARAGE

5.84m x 5.77m (19'2" x 18'11")



Located directly opposite the property is a substantial double



### SITTING ROOM

4.62m x 3.33m (15'2" x 10'11")



TV aerial point, two wall light points, radiator with cover and opening through to garden room.

### GARDEN ROOM

3.89m x 2.06m (12'9" x 6'9")



A versatile room with vaulted ceiling with three Velux double glazed roof lights and double glazed window overlooking the rear garden providing an abundance of natural lighting. Matching French doors provide access to the patio and garden. Wall light point, radiator and tiled floor.



### KITCHEN BREAKFAST ROOM

4.93m x 3.35m (16'2" x 11')



Fitted with a range of oak effect fronted base and wall units with contrasting worktops, inset sink unit with preparation bowl and mixer tap. Tiled splashback, under cupboard lighting, space for range type cooker and cooker hood. Two glazed display cabinets, wine rack, integrated fridge and dishwasher. Tiled floor, double glazed window to the side gable, radiator, and French doors providing access to the garden.







**UTILITY ROOM**  
2.46m x 2.31m (8'1" x 7'7")



Fitted with a modern range of fitted base and wall units with worktop and inset circular sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer, two double glazed windows, radiator, tiled floor and UPVC double glazed exterior door.

**FAMILY BATHROOM**



A spacious bathroom fitted with a modern white four piece suite and attractive part tiled walls. Comprising panelled bath, corner

shower cubicle with mains shower valve and curved screen, vanity wash basin with cabinet beneath and low flush WC with concealed cistern. Tiled floor, radiator, fitted mirror, extractor fan and double glazed window with frosted glass.



**FIRST FLOOR LANDING**  
2.95m x 2.67m (9'8" x 8'9")



Loft access, Velux double glazed roof light and access to under eaves storage.

**BEDROOM ONE**  
4.39m x 4.09m (14'5" x 13'5")



Double glazed window to the front with pleasant views across to surrounding woodland, access to under eaves storage and radiator.



**BEDROOM TWO**  
5.21m x 2.51m reducing to 2.21m (17'1" x 8'3" reducing to 7'3")



A double size room with UPVC double glazed French doors leading out onto a small balcony with views over the surrounding countryside. Shaped ceiling with two Velux double glazed roof lights, two radiators, built in storage and internal door to en suite.



**EN SUITE**  
2.16m x 1.85m (7'1" x 6'1")



Fitted with a modern suite comprising corner shower cubicle with Triton electric shower, vanity wash basin with white cupboards and drawers beneath and WC with concealed cistern. Attractive tiled walls with matching floor, chrome towel radiator, recessed lighting, extractor fan and Velux double glazed roof light.