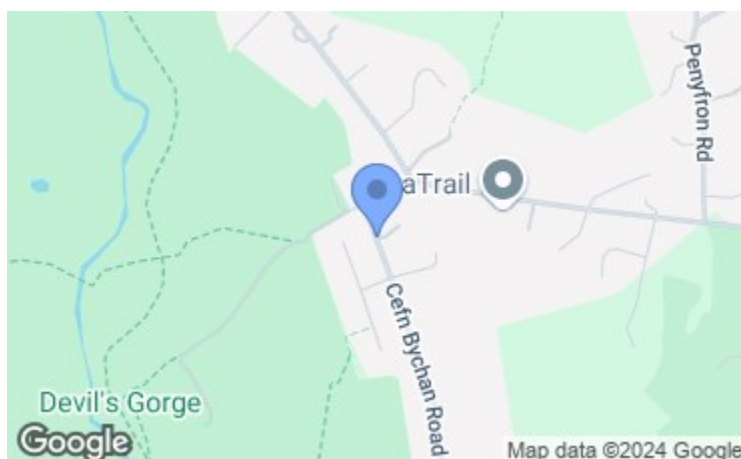




GROSS INTERNAL AREA
 FLOOR 1: 174 sq.ft, FLOOR 2: 1124 sq.ft, FLOOR 3: 506 sq.ft
 EXCLUDED AREAS: GARAGE: 227 sq.ft
 TOTAL: 1804 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	64
(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	Potential
(92 plus) A	26
(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

Elm Lodge Cefn Bychan Road
 Pantymwyn, Mold, Flintshire
 CH7 5EL

Price
£470,000

AN ATTRACTIVE THREE BEDROOM DETACHED DORMER PROPERTY OF INDIVIDUAL DESIGN, SITUATED ALONG CEFN BYCHAN ROAD, A NOTED AND MUCH SOUGHT AFTER LOCATION ON THE PERIPHERY OF PANTYMWYN VILLAGE WITH SPLENDID VIEWS ACROSS TO THE CLWYDIAN HILLS. Set within large well maintained gardens with ample parking and a secluded garden to the rear with terraced patio. Originally dating from circa 1972 the property has been extended to the rear and affords well presented and versatile accommodation which is arranged on three floors. It benefits from an oil fired central heating system, double glazing, oak interior doors and has an abundance of built in storage facilities. In brief comprising: reception hall, spacious living room with contemporary style fireplace, dining room, conservatory, kitchen with oak fronted units and Neff appliances and ground floor double bedroom. Lower ground floor utility room and shower room, usual storage and internal access to the garage with an electric door. First floor landing, two further bedrooms, bedroom one with views and range of built in wardrobes; and well appointed family bathroom with four piece suite. Private driveway providing off road parking for several cars, space for caravan/motor home and well maintained front and rear garden areas. VIEWING 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 Estate Agents Ltd.



LOCATION



The property occupies an attractive position along this highly regarded minor road on the fringe of the village, renowned for its individual quality homes, about three miles from Mold. There is a small shop and an inn/restaurant to the centre of the village, and popular primary schools are available 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 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

FRONT ENTRANCE

Recessed front entrance with modern wood grain effect double glazed panelled door to reception hall.

RECEPTION HALL

3.18m x 2.13m (10'5" x 7')



Turned staircase to the first floor, radiator, built in cloaks cupboard, telephone point and modern oak panelled interior doors leading to all rooms.

LIVING ROOM

7.11m x 3.94m extending to 5.00m max (23'4" x 12'11" extending to 16'5" max)



A spacious open plan room with a wide double glazed picture window to the front with views over the garden and across to the Clwydian Hills, modern recessed gas (LPG) fireplace, TV aerial point, radiator, coved ceiling and internal hardwood framed glazed partition with matching interior door leading through to the dining room.

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.

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.

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.

VIEWING

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

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

DW/PMW

Amended - JH

either side of the drive with well stocked barked shrubbery borders, mature hedging to the roadside, trees and bushes. Steps lead up from the driveway to a terrace patio extending across the front elevation of the property with splendid views across to the hills and Moel Famau. Outside lights, tap and power points.

GARAGE

5.69m x 3.30m (18'8" x 10'10")

Electric roller door, internal door to the utility room, side exterior door; and power and light installed. The garage also houses the oil fired central heating boiler. In addition there are two useful store rooms, both with lighting and the larger of the rooms measuring: 8'4" x 7' and has a ceiling height of 6'3".

REAR GARDEN



To the rear is a private garden with part lawn and loose slate chipped areas, well stocked shrubbery borders and steps leading up to further paved patio area which can be accessed from the dining room and conservatory. Timber garden shed and oil tank.



DIRECTIONS

From the Agent's Mold Office proceed up the High Street, through the traffic lights and take the second left hand turn 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 the road around to the left whereupon the property will be found set back on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F



DINING ROOM

4.17m x 3.58m (13'8" x 11'9")



A spacious room with double glazed window with views over the village and matching patio doors to the garden. Coved ceiling and radiator.

CONSERVATORY

3.96m x 2.46m (13' x 8'1")



Approached via UPVC double glazed French doors from the living room and built on a brick base with UPVC double glazed windows and matching French doors to the patio. Pitched polycarbonate type roof covering, tiled floor and power points.

KITCHEN

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



Fitted with an attractive range of oak fronted base and wall units with brushed stainless steel handles and dark tone work surfaces with inset stainless steel sink unit with preparation bowl and mixer tap. Tiled splashback, range of integrated appliances comprising Neff touch control hob with stainless steel cooker hood above, electric double oven and microwave. Recessed ceiling lighting, tiled floor, radiator, double glazed windows to two aspects with views and internal door with staircase providing access to the lower ground floor accommodation.



working surfaces, inset twin bowl sink unit with mixer tap and tiled splashback. Plumbing for washing machine, space for tumble dryer, tiled floor, radiator, double glazed window with frosted glass, recessed ceiling lighting, internal access to the garage and useful understairs storage area with light, power point and double glazed window with frosted glass.

SHOWER ROOM

2.54m x 0.81m (8'4" x 2'8")

A fully tiled shower room comprising tiled shower enclosure with mains shower valve, wash hand basin and WC. Small chrome towel radiator, tiled floor, recessed ceiling lighting, extractor fan and double glazed window.

FIRST FLOOR LANDING

Loft access and oak panelled interior doors to all rooms.

BEDROOM ONE

4.37m x 3.56m overall (14'4" x 11'8" overall)



A spacious bedroom with double glazed window to the front with splendid views across to the surrounding hills, two wall light points, radiator and large fitted wardrobe unit with sliding door fronts, hanging rails and shelving; matching chest of drawers and bedside cabinets. TV aerial point and radiator.



Double glazed window to the front with views over the front garden and radiator.



A double size room with double glazed windows to the rear and radiator.



A well appointed family bathroom with fitted cabinet and attractive fully tiled walls comprising tiled panelled bath,



BEDROOM THREE

3.43m x 2.92m (11'3" x 9'7")



A well appointed family bathroom with fitted cabinet and attractive fully tiled walls comprising tiled panelled bath,

BATHROOM

3.35m x 1.91m (11' x 6'3")



Immaculately maintained front lawned garden extends to

separate shower cubicle with curved screen and Mira Sports electric shower, semi recessed wash basin with oak style cabinet beneath and WC with concealed cistern. Matching wall cupboard, recessed ceiling lighting, extractor fan, contemporary style chrome towel radiator and double glazed window with frosted glass.

OUTSIDE



The property is approached via a stone columned entrance to a wide tarmac drive which extends to the front of the property providing parking and turning together with access to the integral garage. There is an additional concrete hard standing to the side of the property providing suitable parking for a caravan/motor home.

FRONT GARDEN



Immaculately maintained front lawned garden extends to