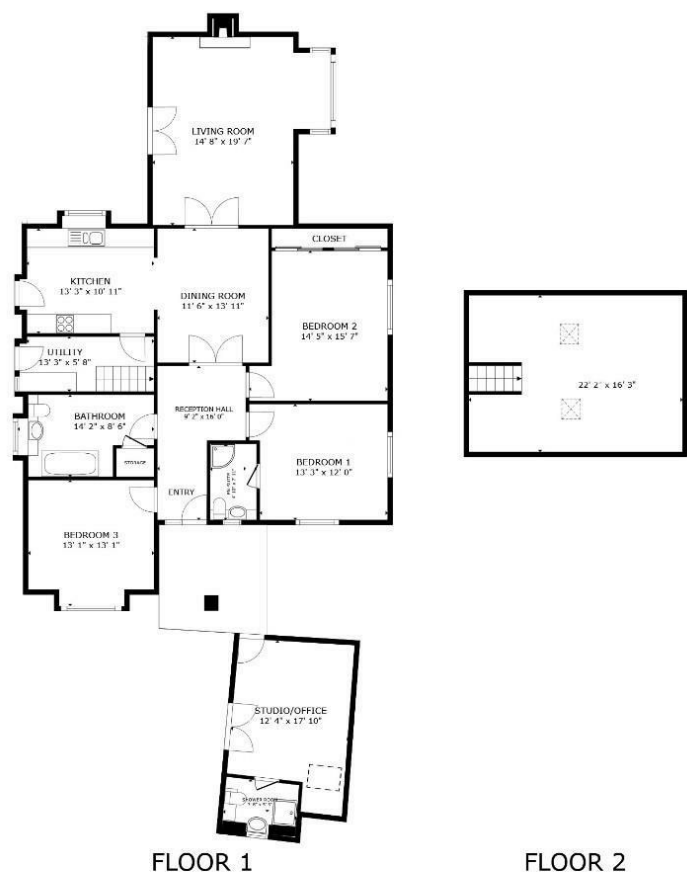


Mount Alyn Pen Y Fron Road, Pantymwyn, Mold, Flintshire, CH7 5EG



GROSS INTERNAL AREA
FLOOR 1 1,813 sq.ft. FLOOR 2 360 sq.ft.
EXCLUDED AREAS : PATIO 125 sq.ft. DECK 236 sq.ft.
TOTAL : 2,173 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		
England & Wales	EU Directive 2002/91/EC	

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

Cavendish
ESTATE AGENTS

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Mount Alyn Pen Y Fron Road
Pantymwyn, Mold, Flintshire
CH7 5EG

Price
£435,000

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.



www.cavendishproperties.co.uk

A MODERN, WELL DESIGNED THREE BEDROOM DETACHED LUXURY BUNGALOW with large attic room, detached studio/home office and landscaped gardens. Occupying an attractive semi rural position on the periphery of this noted village community some 3.5 miles from Mold. Dating from 2019, the property has been designed to a spacious plan with accommodation centred around a large reception hall. Features include a splendid principal reception room with a multi fuel stove, separate dining room, a well appointed kitchen with Neff appliances, utility room, three good size bedrooms, bedroom one with en suite shower room, and a luxury family bathroom. In addition there is a large fully boarded attic room measuring 22'11" x 16'3" overall. Drive parking, side lawn and private courtyard to the rear with two storage sheds, one with electricity connected. Detached studio room with en suite shower room, ideal for home workers. The property benefits from uPVC double glazing and an oil fired central heating system. VIEWING HIGHLY RECOMMENDED.

LOCATION



The property occupies a pleasant rural setting about a mile from the village centre, surrounded by rolling countryside with numerous country walks within the vicinity. Pantymwyn is the home of the Mold Golf Club and there is also a small shop/post office and a popular inn to the village centre, whilst the county town of Mold provides a comprehensive range of shopping facilities catering for most daily needs, a popular twice weekly street market, secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Covered front entrance with supporting column, recessed ceiling lighting, wood grain effect double glazed composite panelled front door to reception hall.

RECEPTION HALL

5.11m x 2.72m (16'9" x 8'11")



A spacious reception hall with coved ceiling, recessed lighting, wide plank effect laminate effect flooring, radiator and oak veneered interior doors to all rooms.

DINING ROOM

4.27m x 3.48m (14' x 11'5")



Continuation of the wide plank effect laminate flooring, coved ceiling, recessed ceiling lighting and radiator. Wide opening leading through to the kitchen and matching glazed doors to the living room.

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

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

DW/PMW



EN SUITE

2.16m x 1.32m (7'1" x 4'4")

Comprising corner shower cubicle with electric shower, vanity wash basin and WC with concealed cistern. Tiled floor, part tiled walls and double glazed window with frosted glass.

REAR GARDEN



To the rear is a private courtyard style garden with natural stone paving together with outside lights, power point and tap. There are also two timber garden sheds included in the sale, one with power and light connected.

SIDE GARDEN

Lawned side garden with paved patio areas and stone walling to the lane side.

DIRECTIONS

From the Agent's Mold office, proceed along the High Street, continuing through the traffic lights and on reaching

the Parish Church, fork left adjoining Bailey Hill onto Pwll Glas. Follow the road to the T-junction and bear left and follow the road out of town for some two miles. Continue through Gwernaffield and thereafter into Pantymwyn and on passing Mold Golf Club, take the next right turning onto Pen-y-Fron Road. Follow the road out of the village and down the hill, and take the right turning after approx 0.75 mile signposted for the Caravan Park. Proceed up the hill whereupon the property will be found on the right.

COUNCIL TAX

Flintshire County Council - Tax Band F

TENURE

Freehold

AGENTS NOTES

Private septic tank drainage.

Private shared water supply.

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



LIVING ROOM

5.92m x 4.32m plus bay (19'5" x 14'2" plus bay)



A spacious room with a deep double glazed square bay window to the side gable, matching French doors to the rear providing access to the patio and gardens, recessed fireplace with granite hearth and multi fuel stove, coved ceiling, TV aerial point and two double panelled radiators.



KITCHEN

3.96m x 3.30m (13' x 10'10")



Fitted with an attractive range of gloss pale blue fronted base and wall units with contrasting worktops, inset one and half bowl stainless steel sink unit with mixer tap and range of integrated appliances comprising Neff induction touch control hob with single oven beneath, stainless steel cooker hood and integrated fridge. Void for dishwasher, tiled floor, recessed ceiling lighting, tall contemporary style radiator, window overlooking the garden and full length double glazed exterior door. Interior door to utility room. Grant oil fired boiler.

UTILITY ROOM

4.19m x 1.80m (13'9" x 5'11")

Fitted worktop with void and plumbing beneath for washing machine and tumble dryer, wall cupboard, continuation of the tiled floor, radiator, UPVC double glazed exterior door and spindled staircase to the first floor.

BEDROOM ONE

4.04m x 3.63m (13'3" x 11'11")



A dual aspect room with windows to the front and side gables, coved ceiling and radiator.

EN SUITE

2.31m x 1.40m (7'7" x 4'7")



A modern well appointed en suite shower room comprising large corner shower cubicle with mains shower valve, vanity wash basin with gloss white cabinet beneath and WC with concealed cistern. Black speckled effect tiled floor, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

BEDROOM TWO

4.78m x 3.61m (15'8" x 11'10")



A spacious second bedroom with double glazed window to the side elevation, range of fitted wardrobe units extending the full length of one wall with sliding door fronts and radiator.

BEDROOM THREE

3.94m x 3.43m (12'11" x 11'3")



Presently used as a second reception room with double glazed window to the front with pleasant rural aspect, TV aerial point, coved ceiling and radiator.

FAMILY BATHROOM

3.96m x 2.54m (13' x 8'4")



A spacious and well specified bathroom with fitted cabinets and attractive part tiled walls comprising a large panelled bath with mixer shower tap, semi recessed wash basin with cabinet beneath and WC with concealed cistern. Matching tiled floor, chrome towel radiator, recessed ceiling lighting, further panelled radiator, extractor fan, double glazed window with frosted glass and built in cupboard housing a pressurised hot water cylinder tank and radiator.

ATTIC ROOM

6.99m x 4.95m (22'11" x 16'3")



A large versatile room approached via a spindled staircase from the utility room. Two Velux double glazed roof lights, grey laminate flooring, two panelled radiators and access to useful boarded under eaves storage area.

OUTSIDE



To the front is a gravelled drive with natural stone pathways extending across the front of the property. Outside light, power point and tap.

STUDIO

4.37m x 3.68m plus recess (14'4" x 12'1" plus recess)



A detached studio room which could be adapted for several uses (subject to any necessary consent) including home office or as guest accommodation. Comprising stuio/bedroom with wood effect tiled floor, recessed ceiling lighting, loft access, double glazed French doors and connection for TV.