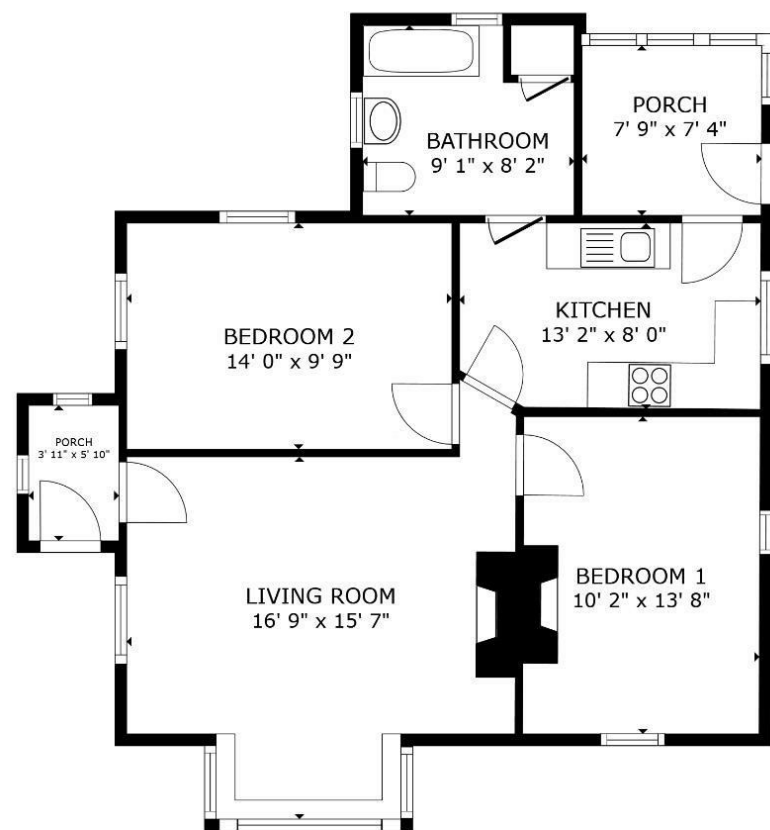


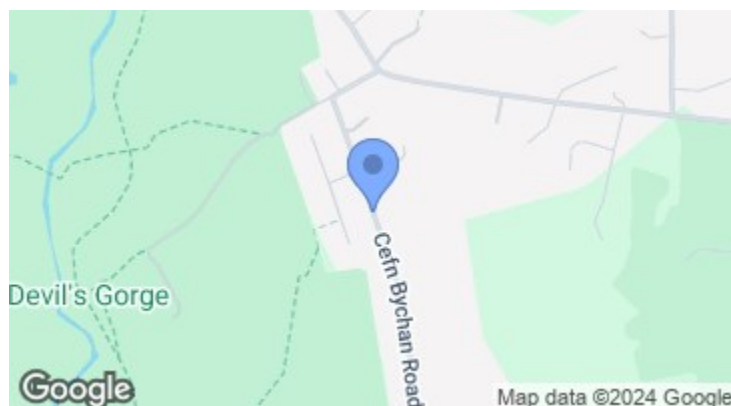
The Homestead Cefn Bychan Road, Pantymwyn, Mold, CH7 5EL



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 791 sq.ft.
TOTAL : 791 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(12-20) F		
(1-11) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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



The Homestead Cefn Bychan Road
Pantymwyn, Mold,
CH7 5EL

Offers Over
£285,000

DEVELOPMENT OPPORTUNITY A timber framed detached bungalow standing in approximately 0.48 acre, along the coveted Cefn Bychan Road, a much sought after area on the fringe of Pantymwyn village, some three miles from Mold. The sale provides in increasingly rare opportunity to acquire a two bedroom property with potential to re-develop site with a new self build dwelling(s), subject to planning approval. Located along this noted road of individual high value homes, near to the Loggerheads Country Park and enjoying views across to the Clwydian Hills. The existing property is understood to be built of a timber framed / asbestos construction and in brief comprises: porch, living room, kitchen, rear porch, two bedrooms and bathroom. Mature wooded grounds with parking, garage and summer house.

LOCATION



The sale offers a unique opportunity to acquire the last remaining property of its type along the road, and subject to planning approval, affords tremendous scope to redevelop the site with a new modern home. The plot extends to approximately 0.48 acre and is interspersed with various mature trees, some of which we understand are subject to Tree Preservation Orders.

Cefn Bychan Road is a much sought after area of Pantymwyn, noted for its large individual homes and views across to the Clwydian Hills. The road leads into the Loggerhead Country Park, a designated Area of Outstanding Natural Beauty with its beautiful walks along the Leete Path and River Alyn. There is a small shop and an inn/restaurant to the centre of the village and primary schools are available in the neighbouring villages of Gwernaffield and Cilcain. Whilst 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 secondary schools; and is also ideally placed for those wishing to commute to the larger centres at Chester, Deeside and beyond.

RE-DEVELOPMENT POTENTIAL

Please note that no enquiries have been made with Flintshire County Council in respect of the redevelopment of the site

and interested parties are advised to make their own enquiries direct with the Planning Department on 01352 752121 or via www.flintshire.gov.uk

THE ACCOMMODATION COMPRISES

Front door to:

ENTRANCE PORCH

Internal door to:

LIVING ROOM

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



Two double glazed windows to the front with views over the gardens, fireplace, beamed ceiling and electric storage heater.

KITCHEN

3.96m x 2.44m (13' x 8')



A range of base cupboards and drawers, single drainer stainless steel sink unit and electric heater. UPVC door. Double glazed window. Door to:

SIDE PORCH

2.36m x 2.01m (7'9" x 6'7")

Single glazed windows and exterior door.

BEDROOM 1

4.34m x 3.12m (14'3" x 10'3")



Two double glazed windows, tiled fireplace and electric heater.

BEDROOM 2

4.32m x 3.05m (14'2" x 10')

Two double glazed windows and electric storage heater.

BATHROOM

2.74m x 2.36m (9' x 7'9")



Fitted with a three piece suite with electric shower over bath, electric heater, fitted cupboard and two double glazed windows.

OUTSIDE

The property is approached off Cefn Bychan Road, into a driveway and access to a pre-fabricated single garage with corrugated panelling and roof.

GARDENS



Undulating woodland gardens extend predominantly to the front of the property interspersed with various mature trees some of which are subject to Tree Preservation Orders. Summerhouse with power connected, shed and brick store.



LOCATION PLAN



For identification purposes only.

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.

AGENT'S NOTE

We are advised that mains drainage, water and electricity are connected.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band D

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/SC