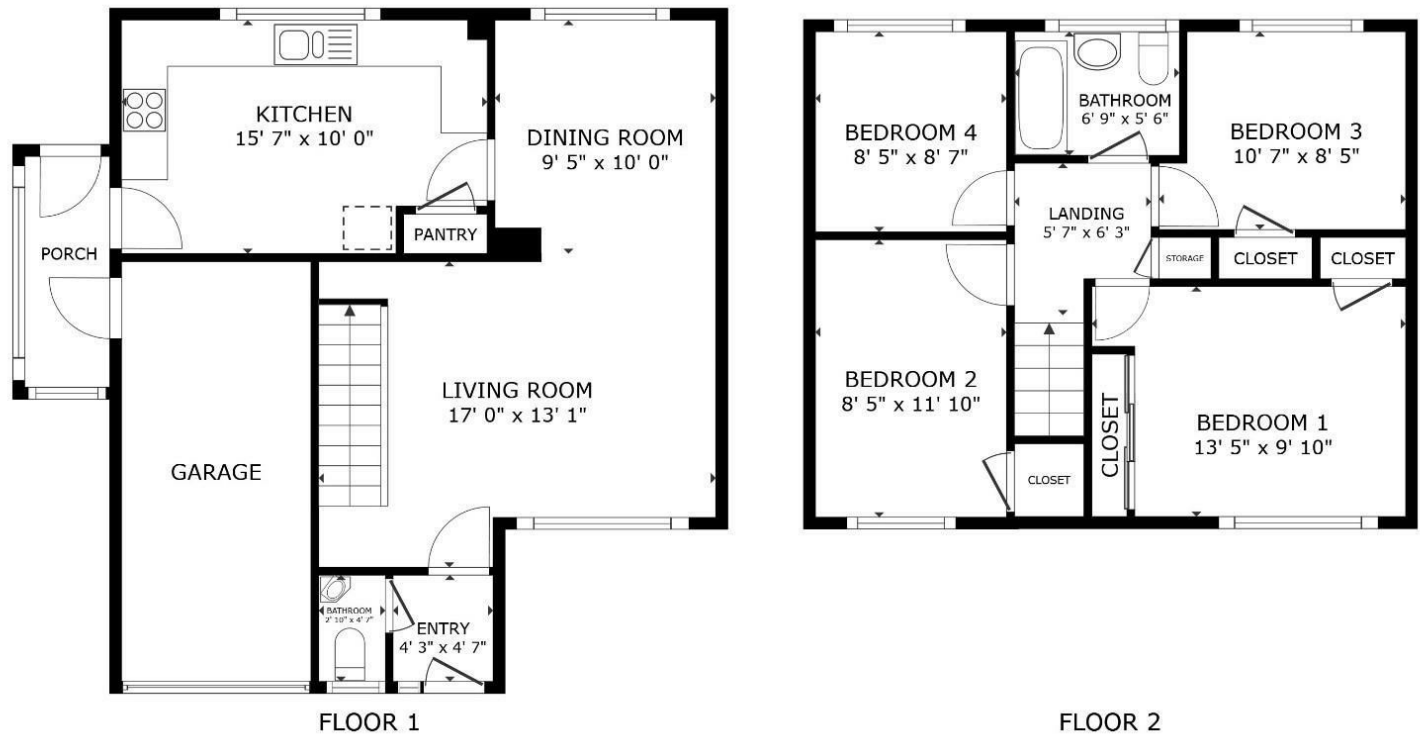
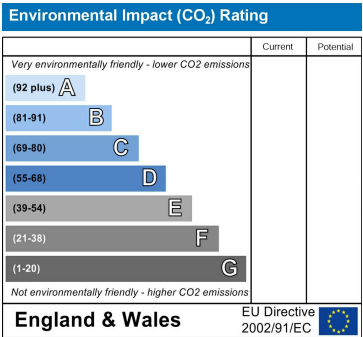
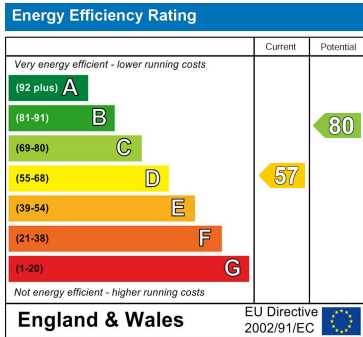


1 Fron Deg, Pantymwyn, Mold, Flintshire, CH7 5EU



GROSS INTERNAL AREA  
FLOOR 1 546 sq.ft. FLOOR 2 522 sq.ft.  
EXCLUDED AREAS : GARAGE 145 sq.ft.  
TOTAL : 1,068 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



**1 Fron Deg**  
Pantymwyn, Mold, Flintshire,  
CH7 5EU

**Price**  
**£325,000**

A WELL PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOUSE WITH INTEGRAL GARAGE, forming part of this small established development to the centre of Pantymwyn village, some 3 miles from Mold. Standing in a sizeable plot with pleasant views from the rear over the village and across to surrounding countryside. The property provides an ideal family size home with the benefit of a modern fitted kitchen and bathroom, an oil fired central heating system (new boiler installed 2025) and double glazing, and is available with no onward chain. In brief comprising; entrance hall, cloakroom/WC, living room, dining room, kitchen with integrated appliances, side porch with internal access to the garage, first floor landing, four bedrooms and family bathroom. Driveway parking, integral garage and good size enclosed rear garden. No onward chain.

**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 setting to the lower part of this established cul de sac enjoying views, particularly from the first floor, over the village and across to surrounding countryside. Pantymwyn is a popular village community, situated west of Mold and is home to the Mold Golf Club. There is small general store/post office and an inn to the village centre. Popular primary schools are available in the neighbouring villages at Gwernaffield and Cilcain, and noted secondary schools in both the medium of Welsh and English are available in Mold . The surrounding area is noted for its scenic beauty with numerous walks and bridal ways.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Modern UPVC double glazed front door to entrance porch and radiator.

CLOAKROOM



Fitted with a modern suite comprising low flush WC and corner wash hand basin with cabinet beneath, tiled splashback and double glazed window with frosted glass.

LIVING ROOM

2.18m x 3.33m extending to 4.01m max (7'2" x 10'11" extending to 13'2" max)



Double glazed window to the front, TV and telephone points, double panelled radiator, wall light point and open tread staircase to the first floor. Opening to dining room.



DINING ROOM

3.00m x 2.84m max (9'10" x 9'4" max)



Double glazed window overlooking the garden, double panelled radiator and internal door to kitchen.



KITCHEN

4.83m x 2.90m (15'10" x 9'6")



Fitted with a modern range of cream fronted base and wall units with slate effect work surfaces, inset sink unit with preparation bowl and mixer tap, range of integrated appliances comprising touch control ceramic hob, cooker hood, electric oven and dishwasher. Plumbing for washing machine, space for fridge/freezer and built in cupboard. Double glazed window overlooking the garden and with views over the village, wood effect vinyl floor covering, radiator and part glazed internal door to side porch.



SIDE PORCH

2.74m x 0.91m (9' x 3')

UPVC double glazed windows, single glazed wood panelled exterior door, tiled floor and internal door to the garage.

FIRST FLOOR LANDING

Loft access, built in airing cupboard with hot water cylinder tank and slatted shelving.

BEDROOM ONE

4.27m x 3.02m (14' x 9'11")



Double glazed window to the front, fitted wardrobe unit with sliding door fronts, built in second wardrobe with hanging rail and shelving; and radiator.

BATHROOM

2.18m x 1.70m (7'2" x 5'7")



Fitted with a modern suite comprising panelled bath with electric shower and screen, wash basin with cabinet beneath and WC. Fully tiled walls, radiator, extractor fan and double glazed window with frosted glass.

OUTSIDE



The property is set well back from the road and is approached over a tarmacadam driveway providing off road parking as well as access into the integral garage.

GARAGE

5.54m x 2.44m (18'2" x 8')

Up and over door, internal door to the side porch, power and light installed, radiator, electricity meter and cold water tap.

FRONT GARDEN

Established front garden area with various mature shrubs and bushes. Externally mounted Navien (installed 2025) oil fired central heating boiler.

REAR GARDEN



To the rear is a good size lawned garden with established hedging to the boundaries.

DIRECTIONS

From the Agent's Mold office, proceed up the High Street, through the traffic lights and bear left at the top onto Pwll Glas. Follow the road to the junction with the Gwernaffield road and bear left and then follow this road out of the town. Proceed through Gwernaffield village and thereafter into Pantymwyn, passing the Golf Club on the left hand side and take the next right handed turning thereafter onto Pen-y-Fron Road. Fron Deg is then the first turning on the right hand side whereupon the property will be found on the immediate left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

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