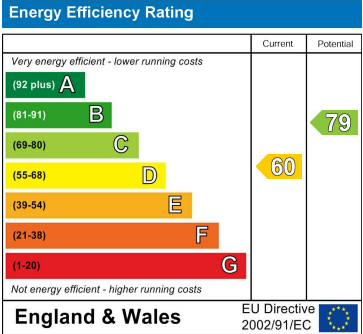


2 Lawnt Y Pentre, Flint Mountain, Flint, CH6 5UN



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2 Lawnt Y Pentre

Flint Mountain, Flint,
CH6 5UN

Price
£395,000

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.

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Rare Opportunity: Charming Three-Bedroom Detached Bungalow in Flint Mountain.

Nestled in a quiet cul-de-sac in the sought-after village of Flint Mountain, this beautifully presented detached bungalow offers a great opportunity to purchase in this desirable location. The property has been thoughtfully renovated and is in excellent condition throughout, offering a perfect blend of modern comfort and peaceful village living.

The bungalow features three bedrooms, including two bedrooms with built-in wardrobes, providing plenty of storage space. The heart of the home is the spacious new kitchen, which has been thoughtfully designed and installed to cater to modern living. Adjacent to the kitchen is a dining room extension, featuring dual-aspect doors and windows, allowing natural light to flood the room and offering access to the private rear garden. The extension also benefits from underfloor heating, ensuring warmth and comfort year-round.

The family bathroom has been recently updated and now includes a double shower and a stylish tiled floor.

The lounge is light and airy, offering a welcoming space to relax. Patio doors lead to the private rear garden, which is of a good size and features a patio area, perfect for outdoor dining or simply enjoying the tranquil surroundings.

To the front, the garden is also private, and there is ample parking available on the driveway. The property also boasts a double attached garage, offering additional storage or parking space.

This wonderful bungalow offers a peaceful retreat in a semi-rural setting, yet is within easy reach of local amenities and transport links with A55 close by. Early viewings are highly recommended to fully appreciate everything this property has to offer.

Location

Dating from circa 1985 the property forms part of a small and very quiet, secluded cul-de-sac, situated on the periphery of this popular rural village some one mile from the A55 and Northop Village. Flint Mountain occupies a convenient position along the A5119 approximately 0.5 miles from the interchange with the A55 at Northop. The A55 provides excellent road links to the North Wales Coast, Chester and motorway network beyond. The nearby towns of both Flint and Mold provide a comprehensive range of shopping facilities and schooling for all ages.

Hallway

1.03 x 5.71 (3'4" x 18'8")



Hallway: Upon entering, you are greeted by a welcoming hallway with wood effect flooring, which provides access to the living room and kitchen.

Living room

3.29 x 4.94 (10'9" x 16'2")



Lounge: The spacious lounge features wood effect flooring, a cozy gas fire, and radiators for added warmth. French doors lead out to the private rear garden, offering seamless indoor-outdoor living.



Kitchen

3.29 x 5.35 (10'9" x 17'6")



Kitchen: The heart of the home, the recently fitted kitchen, boasts an island and high-quality Neff appliances, including two ovens (one with a built-in microwave), a five-ring burner hob, a fridge-freezer, and an extractor hood. The kitchen features white units paired with sleek dark worktops. The carousel corner storage system, pantry storage, and three large pan drawers provide ample space for organization. The Villory and Bosh kitchen sink adds a touch of sophistication and functionality.



Dining area

3.39 x 3.64 (11'1" x 11'11")



Dining Area: The extended dining area benefits from under-floor heating, ensuring comfort throughout the year. Dual-aspect windows allow natural light to flood the space, and French doors lead directly to the patio. A vertical radiator adds a modern touch to the room.

Utility

2.81 x 1.41 (9'2" x 4'7")

Utility Room: The utility room includes white units with plumbing and space for both a washing machine and dryer, making household chores more convenient.

Bathroom

2.81 x 2.04 (9'2" x 6'8")



Family Bathroom: The recently updated family bathroom features a double walk-in tiled shower, a white sink set in a vanity storage unit with a large mirror above. A vertical radiator and shaver point provide added functionality.

Bedroom 1

2.87 x 3.58 (9'4" x 11'8")



A spacious double bedroom with built-in storage and an additional free-standing wardrobe. The room is carpeted, with a double-glazed window to the front offering a peaceful view.

Bedroom 2

2.80 x 2.91 (9'2" x 9'6")



Another double bedroom with built-in storage, additional free-standing wardrobe, and carpeted flooring. The room also benefits from a double-glazed window.

Bedroom 3/ Study

3.06 x 2.64 (10'0" x 8'7")

This versatile room has wood-effect flooring and a double-glazed window to the front, making it ideal as a home office or additional bedroom.

Garage

4.79 x 4.90 (15'8" x 16'0")

The double garage is equipped with power and an electric door, providing secure parking or additional storage space.

External



The front garden is laid to lawn, complemented by an established fern hedge. The property also features a large driveway with ample parking space for 4+ cars.

Garden



The private rear garden features two patio areas, perfect for outdoor dining and entertaining. The garden also includes a lawned area, raised beds, and a plastic garden shed for added storage.



Directions

From the Agent's Mold Office proceed along the High Street, turn right at the traffic lights onto King Street. At the roundabout take the second

exit towards New Brighton and on reaching County Hall bear left at the traffic lights for Northop. Continue through Northop Village, over the A55 and then take the second right turning signposted Flint Mountain. On reaching the village boundary take the first right turning and follow the lane take the second right Hand turning on to Lawnt Y Pentre. The property is on the left hand side of the Cul-du-sac.

Council Tax

Flintshire County Council - Tax Band F

Tenure

Understood to be Freehold

Anti Money Laundry 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.

Viewings

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

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

TMP/PMW