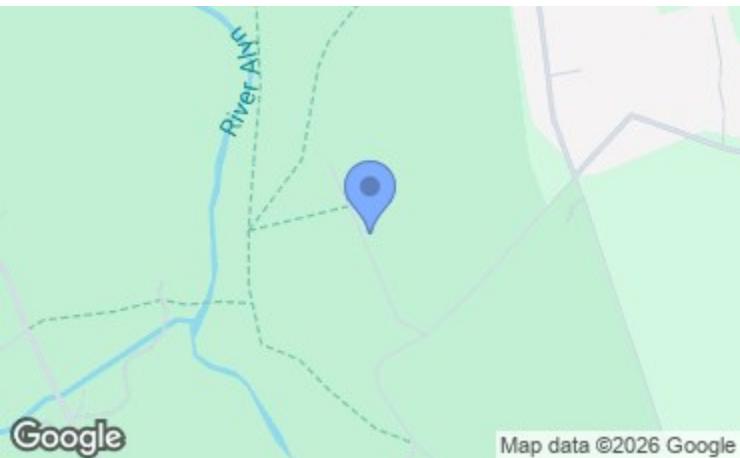


May Villa Cefn Bychan Woods
Pantymwyn, Mold, Flintshire
CH7 5EP

Offers Over
£485,000



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	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.

LOCATION



HALLWAY

4.13 x 3.26 (13'6" x 10'8")



The property occupies an attractive position at the start of this private road of individual homes the road has been recently been repaired and resurfaced. The property is about a mile from the village centre and some three miles from Mold. There is ample off-road parking to the directly opposite the property and on a drive way in front of the double garage. Pantymwyn has a small shop serving daily needs and is the home of the Mold Golf Club. There is a popular primary school in the nearby village of Gwernaffield whilst the county town of Mold is within a few minutes' drive, which provides a comprehensive range of shopping facilities catering for most daily needs, a twice weekly street market, secondary schools and leisure facilities.

ACCOMODATION COMPRISSES

ENTRANCE PORCH

0.86 x 3.11 (29" x 102")

Welcoming porch with tiled flooring, frosted double-glazed UPVC door and window, and ample space for coats and shoes. A glazed internal door opens into the main hallway.



A generous reception room with high ceilings two radiators and three double-glazed windows one of which is a large bay window providing excellent natural light. Finished with neutral carpet and a feature stone fireplace with electric fire making this a great entertaining space and family room.

PADDOCK



Bychan Woods will be found on the right hand side. The property is the first property on the right.

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. 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.

EXTRASERVICES

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.

AGENTS NOTES

Private Septic tank

Air Source Heat Pump installed in 2019

VIEWINGS

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

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

Amended ALW



TENURE

FREEHOLD

COUNCILTAX

FLINTSHIRE COUNTY COUNCIL TAX BAND G

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and through the traffic lights. At the top of the road bear left onto Pwllglas and follow this road to the junction with the Gwernaffield Road. Bear left at the 'Give Way' and follow the road out of the town, up the hill and into Gwernaffield village. At the cross roads to the centre of the village turn left towards Cadole and at the next crossroads turn right for Pan Y Buarth / Pantymwyn. Follow this road up the hill and on reaching the next cross roads proceed straight ahead and down the hill whereupon the entrance to Cefn

BEDROOM 4

3.56×3.01 (11'8" x 9'10")

Carpeted double room with radiator and double-glazed window to front aspect.

BATHROOM

2.74×2.78 (8'11" x 9'1")



A well-appointed bathroom with tiled floor, separate walk-in shower, panelled bath with handheld shower, WC, wash basin, radiator, electric heating, large mirror, and window for natural light and ventilation.

GARDEN



GARAGE

6.65×5.32 (21'9" x 17'5")



KITCHEN

3.16×4.39 (10'4" x 14'4")



Fitted with white wall and base units, grey worktops, Bosch electric hob, oven, and grill. Stainless steel splashback and extractor, plus two rear windows bringing in plenty of light. Leads conveniently to both the dining room and utility.



UTILITY ROOM

3.16×1.85 (10'4" x 6'0")

Tiled flooring continues from the kitchen, with additional white storage units, dark grey worktop, stainless steel sink, and housing for the air source heat pump electric boiler. Rear external door to the garden.

DINING

3.64×4.49 (11'11" x 14'8")



Ideal for family meals and entertaining, with white tiled flooring, log burner, and glazed double doors leading into the conservatory. Double-glazed side window and glass doors connect to the kitchen, allowing for a great flow of light and space.



CONSERVATORY

2.77 x 4.26 (9'1" x 13'11")



A relaxing space with terracotta tiled floor, insulated roof, and full double glazing. French doors open out onto the rear patio and garden. Heated via radiators for year-round use.



STORE ROOM

2.10 x 2.00 (6'10" x 6'6")

A flexible space with internal stained-glass feature window, currently used as storage but originally a downstairs bathroom – potential for reconfiguration.

LANDING

4.14 x 3.33 (13'6" x 10'11")



Carpeted with window overlooking the front and access to the first-floor bedroom and ensuite. Includes a large storage cupboard and additional WC and sink area.

PRIMARY BEDROOM

3.82 x 4.42 (12'6" x 14'6")



A spacious loft-style bedroom with sloped ceilings and two skylights providing panoramic views. Features, under-eaves storage, and an ensuite bathroom.

ENSUITE

3.83 x 1.56 (12'6" x 5'1")



Fitted with walk-in shower, cream marble tiling, WC, sink, skylight, and chrome fixtures. Spotlights and ventilation system included.

BEDROOM 2

4.10 x 2.78 (13'5" x 9'1")



Another spacious double bedroom with four double built-in wardrobes with and ensuite shower room.

ENSUITE

1.40 x 1.79 (4'7" x 5'10")

The ensuite features tiled flooring, enclosed glass shower with electric shower, white WC and sink, frosted window, ventilation, and spotlighting.

BEDROOM 3

5.82 x 3.00 (19'1" x 9'10")



Well-proportioned double bedroom with carpet, radiator, built-in storage with three double wardrobes, and spotlights. Window to front.