



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		45	86
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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 

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.



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1 Penuel Cottages

Llanfynydd., Wrexham,
LL11 5HN

NEW
£220,000

Welcome to Penuel Cottage, a characterful stone-built semi-detached home set in the heart of the village of Llanfynydd. The property was fully renovated in 2007, blending period charm with modern practicality. More recently, an air source heat pump installed in late 2024 provides stable, consistent warmth and lower running costs, complemented by 11 solar panels to further enhance energy efficiency.

A particular highlight of the location is the village pub, The Cross Keys, which underwent a full renovation in 2023 and has become a genuine hub of village life. Alongside the post office and surrounding countryside walks, this creates an appealing setting for those seeking a sociable yet relaxed rural lifestyle.

Inside, the cottage offers warm and inviting accommodation, with charming slate flooring throughout the ground floor, which is fully sealed, easy to maintain and ideal for everyday living. Additional features include a multi-fuel burner for cosy evenings, a farmhouse-style kitchen/diner, and two double bedrooms. Outside, there is off-road parking alongside additional on-street parking directly opposite and across the road, a paved front terrace for seating, and a private rear courtyard with shared access only.

LOCATION



Nestled in the heart of the popular village of Llanfynydd, Penuel Cottage enjoys a quiet position within easy walking distance of village amenities. The recently refurbished The Cross Keys sits at the centre of the community, offering quality food and drink alongside regular social events. The village also benefits from a post office, scenic countryside walks, and a network of local footpaths and lanes ideal for walking, cycling, and dog owners. Nearby towns provide further shopping, schooling, and transport links.

EXTERNAL



A charming stone-built semi-detached cottage that was fully renovated in 2007, featuring 11 solar panels and an air source heat pump installed in late 2024, providing an efficient and modern heating solution. To the front of the property there is one off-road parking space, along with ample on-street parking available directly

opposite the cottage and across the road, offering convenient options for multiple vehicles or visitors.

The front of the property features an enclosed paved terrace behind a low brick wall, creating an attractive seating area. To the rear, the cottage benefits from a private courtyard, accessed via a shared access route, suitable for practical outdoor use and storage. The air source heat pump is located within the rear courtyard.

LIVING/DINING ROOM



A warm and welcoming living space featuring attractive slate flooring, fully sealed and easy to maintain, making it ideal for everyday living. A multi-fuel burner forms a cosy focal point, while the front-facing window and two radiators ensure comfort throughout the year.

KITCHEN



A farmhouse-style kitchen/diner with continued slate flooring, butler sink, wooden worktops, and space for dining.

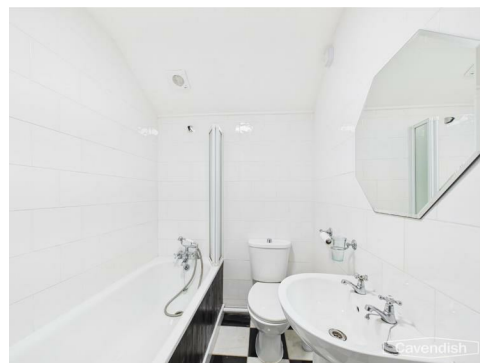
The rear door provides direct access to the courtyard, offering excellent practicality for outdoor access after walks or gardening.

BEDROOM



A generous front-facing double bedroom with wood-effect flooring and a feature coal fireplace, adding character and charm to the room.

BATHROOM



A practical bathroom with shower over bath, finished with classic monochrome flooring, suitable for everyday use or unwinding after countryside walks.

BEDROOM



A second well-proportioned double bedroom with wood-effect flooring, suitable for use as a guest room, home office, or hobby space, enjoying a bright front-facing outlook.

LOW-MAINTENANCE REAR COURTYARD



A private, low-maintenance courtyard offering practical outdoor space for storage of bins, bikes or logs, with the benefit of shared access only. Accessible directly from the kitchen.

TENURE

Understood to be freehold

COUNCIL TAX

Flintshire County Council - Council Tax Band- C

ANTI-MONEY LAUNDERING

Before we can confirm any sale, we are required to verify everyone's identity

electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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.

AWARD WINNING LETTINGS SERVICES

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

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

Our photos might have been enhanced with the help of AI.

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

DIRECTIONS

Head towards Tyddyn St (~0.2 mi)-At the roundabout, take the 3rd exit onto Chester Rd (A541) (~0.5 mi)-At Wylfa

Roundabout, take the 4th exit onto A541 (~0.7 mi)-Continue straight to stay on A541 (~2.1 mi)-Turn right onto Corwen Rd (A5104) and continue on A5104 (~2.0 mi)-Turn left onto Ffordd Llanfynydd (B5101) — destination will be on the right