

1 Bryn Rhosyn, Pantymwyn, Mold, Flintshire, CH7 5EQ

Cavendish
ESTATE AGENTS

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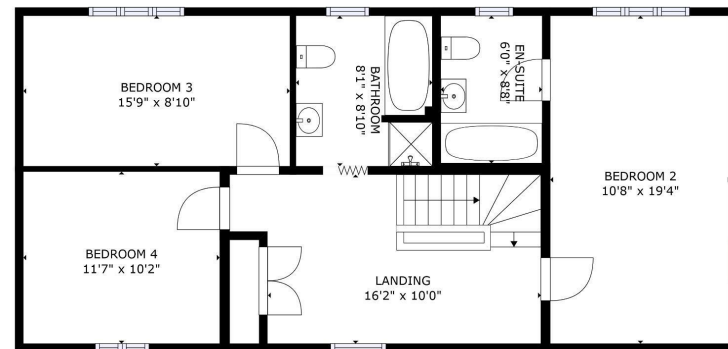
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GROSS INTERNAL AREA
FLOOR 1: 1231 sq. ft. FLOOR 2: 885 sq. ft.
TOTAL: 2117 sq. ft.
NOTE: AREA DOES NOT INCLUDE GARAGE, DRIVE, PATIO.

Matterport



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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		67	78
	EU Directive 2002/91/EC		

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			
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1 Bryn Rhosyn
Pantymwyn, Mold, Flintshire
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Price
£495,000

A spacious four bedroom detached family house with integral double garage, forming part of a small select cul-de-sac to the centre of this sought after village some 3 miles from Mold. Affording well planned and versatile accommodation with two reception rooms, modern fitted kitchen/dining room, two en-suites, and planning consent for a detached home office to the front garden. It affords a spacious reception hall, cloakroom / WC, lounge, library room, kitchen /dining room, conservatory, study/dressing room, main bedroom with far reaching views and en-suite, guest bedroom with en-suite, 2 further double bedrooms and family bathroom. Wide block paved drive to the front, integral double garage. Large lawned garden to front and rear both seeded and developed as a wild flower garden with orchids and numerous flowers, wide patio area and westerly aspect to rear into woodland. INSPECTION HIGHLY RECOMMENDED.

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The Property
Ombudsman

www.cavendishproperties.co.uk

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



Dating from 2002 and built by Whitley & Sons in Mold, this spacious detached family house forms part of a small select cul-de-sac of only six properties in total, positioned to the centre of this popular and much sought after village surrounded by rolling countryside. The village some 3 miles from the county town of Mold which provides a wide range of facilities catering for most daily requirements. Local amenities include Mold Golf Club, a popular inn and is within easy reach of Chester & Deeside.

HOME OFFICE

Full planning permission has been granted by Flintshire County Council under application number FUL/000125/22. for a large garden room/office to be built on the front garden. A copy of the plans are available in our office or when viewing.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Steps leading up to the front entrance with hardwood panelled and polished contemporary door with double glazed panel to side leading to an entrance lobby.

ENTRANCE LOBBY

Panelled radiator, steps leading up to the main central hall.

CENTRAL HALL

5.64m x 2.57m (18'6" x 8'5")



Staircase rising to the first floor with enclosed downstairs cupboard, coved ceiling, woodgrain effect flooring.

CLOAKROOM

White suite comprising pedestal wash basin with tiled splash and low level WC, extractor fan, tiled floor, radiator.

LOUNGE

5.94m x 3.56m (19'6" x 11'8")



A well lit room with dual aspect, it benefits from a wide double glazed window to the front elevation with views across the village towards rolling countryside, double glazed patio window to rear opening to the sheltered and secluded westerly facing rear garden. Multifuel fire grate on a raised hearth with polished hardwood mantel, coved ceiling, TV point, two panelled radiators.



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 'T' junction and bear left onto the Gwernaffield Road. Follow this road out of the town and up the hill and through Gwernaffield Village and thereafter into Pantymwyn. Continue past the golf course on the left hand side and take the next right hand turning onto Pen y Fron Road, whereupon Bryn Rhosyn will be found on the left.

TENURE

Believed to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

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.

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.

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.

VIEWING

By appointment through the Agent's Mold office 01352 751515

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

HE/PMW

BATHROOM

2.69m x 2.46m (8'10" x 8'1")



A spacious room with white suite comprising painted panelled bath with grip handles, separate walk in shower cubicle with glazed screen, pedestal wash basin and WC. Tiling to a decorative dado, vaulted ceiling with large Velux roof light, woodgrain effect floor finish, extractor fan, panelled radiator.

OUTSIDE



The property stands in a slightly elevated position to the lower part of the cul de sac with a wide block paved driveway leading in providing ample space for parking three cars and access to an integral double garage.

DOUBLE GARAGE

Two up and over doors in and two windows to gable, electric light and power installed, oil fired boiler providing domestic hot water and heating.

GARDENS



The house has a number of lawned area, to the front is a large garden with established wild flower meadow with up to 40 species recorded in 2023. This runs along natural hedging to one side and has full planning consent for a large garden office.

The south facing garden has a raised area with mature shrubs and perennial planting to encourage wildlife. A small pond sits in a natural rock hollow.

Part of the rear garden has been allowed to become a natural meadow with numerous orchids. This low maintenance area garden faces south west and has stone steps leading down to a patio area extending the width of the house.

The garden adjoins an area of woodland.



LIBRARY/SNUG

3.63m x 2.64m (11'11" x 8'8")



Double glazed window to the rear elevation, coved ceiling, panelled radiator.

KITCHEN/DINING ROOM

5.87m x 3.18m (19'3" x 10'5")



The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with a medium toned oak

finish to door and drawer fronts and contrasting stone effect working surfaces to include a peninsula divide. There is an inset one and half bowl stainless steel sink with mixer tap and drainer, integrated four ring electric hob with concealed hood above, integrated double oven, void and space for fridge, integrated dishwasher, attractive tiled splashbacks, matching dresser style unit with glazed display cabinets, open shelving and cupboards beneath with an electric kickboard mounted floor heater, stone effect ceramic tiled flooring, two double glazed windows to gable. To the dining area are double glazed sliding patio windows opening to the rear garden with matching flooring and panelled radiator.



UTILITY ROOM

2.64m x 1.80m (8'8" x 5'11")



Includes a single drainer stainless steel sink, fitted cupboards and broom cupboard, matching flooring to kitchen, tiled splashback, double glazed window. Void and plumbing for washing machine, space for tumble dryer.

BEDROOM ONE

4.90m x 4.22m (16'1" x 13'10")



A very spacious and versatile room with two double glazed windows affording far reaching views over the village, there is a large mirror fronted sliding door wardrobe to one wall with three mirror fronted sections and a combination of hanging rails and shelving. Panelled radiator.



EN SUITE SHOWER ROOM

2.16m x 1.96m (7'1" x 6'5")



White suite comprising corner cubicle with glazed screen and high output shower, pedestal wash basin and WC, part tiled walls to a decorative dado, large Velux roof light, shaver point, tile effect floor finish, panelled radiator.

DRESSING ROOM/STUDY

2.49m x 2.36m (8'2" x 7'9")

Velux double glazed roof light, panelled radiator.

FIRST FLOOR LANDING

4.93m x 3.05m (16'2" x 10')



A large central landing with Velux roof light and blind, built in double door linen cupboard with shelving, panelled radiator.

BEDROOM TWO

5.89m x 3.25m (19'4" x 10'8")



A large room with vaulted ceiling, window to gable and window to rear elevation, panelled radiator.

EN SUITE BATHROOM

2.64m x 1.83m (8'8" x 6')



Panelled bath with grip handles, pedestal wash basin and WC, painted woodgrain effect boarding to dado, extractor fan, Velux double glazed roof light, panelled radiator.

BEDROOM THREE/STUDIO

4.80m x 2.69m (15'9" x 8'10")

Double glazed window overlooking the rear elevation, panelled radiator.

BEDROOM FOUR

3.53m x 3.10m (11'7" x 10'2")



Double glazed window to front elevation, partially vaulted ceiling, panelled radiator.