



**Woodcot Cefn Bychan Woods,  
Pantymwyn, Mold, Flintshire, CH7 5EP**

**£365,000**

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**EPC - D64**

**Council Tax Band - G**

**Tenure - Freehold**



# Cefn Bychan Woods, Mold

## 3 Bedrooms - House

Spacious three bedroom detached bungalow, located in the village of Pantymwyn, yet within easy access to Mold Town Centre offering all amenities and access to the A55 expressway. The accommodation is ready to move into and offers a living room, kitchen diner with utility room off, ground floor bedroom and bathroom and to the first floor, two further bedrooms and shower room. Externally offering off street parking, garage and easy maintained gardens to front and rear, with an additional lawned garden adjacent. EPC rating D-64 - Tenure - Freehold - Council Tax Band - G



### Accommodation

uPVC double glazed door with uPVC window adjacent opening into :

### Large Reception Hall

With three radiators, tiled floor and stairs off.

### Living Room

13'10" x 13'6" (4.22 x 4.12)

With radiator, electric feature fire with feature fireplace and large double glazed window overlooking the front garden.

### Kitchen Diner

18'0" maximum x 12'0" maximum (5.49m maximum x 3.66m maximum)

With worktops with drawer and base units beneath, wall units over, integrated Zanussi oven, four ring hob with extractor hood above, stainless steel sink and drainer, tiled splashbacks, glazed display unit, under unit lighting, void for a fridge and void for stall standing fridge freezer, tiled floor, radiator and double glazed window to the front elevation.

### Utility Room

7'11" x 6'6" (2.43 x 2)

With worktops, stainless steel sink, plumbing for a washing machine, modern oil fired central heating boiler and double glazed window to the side elevation. Double glazed door leads into :

### Rear Porch

12'4" x 4'11" (3.76 x 1.5)

With radiator, glazed units, tiled floor, two double glazed windows to the rear elevation and double glazed door to the rear elevation.

### Ground Floor Bedroom

13'6" maximum x 13'9" (4.11m maximum x 4.19m)

With full length fitted wardrobes with sliding doors, radiator and double glazed window to the rear.



### Downstairs Bathroom

With panelled bath, corner shower enclosure, pedestal washbasin, W.C, tiling to half level, tiled floor, column radiator, extractor fan and two double glazed windows to the side elevation.

### Stairs/Landing

From the Entrance Hall to the landing with double glazed roof window and radiator.

### Bedroom 2

14'1" x 12'7" excluding wardrobes (4.29m x 3.84m excluding wardrobes)

With double radiator, fitted wardrobes with sliding doors and double glazed window to the front elevation and overlooking the front garden.

### Bedroom 3

13'9" x 12'5" excluding depth of wardrobe (4.19m x 3.78m excluding depth of wardrobe)

With fitted wardrobes with sliding doors, radiator, access to eaves and double glazed window to the rear elevation.

### Shower Room

With shower enclosure, washbasin, W.C, eaves storage, double glazed roof window.

### Outside

A brick paved drive provides off lane parking and leads to a large garage. The large front garden is designed for ease of maintenance, with mixed raised beds and stone chippings. Beyond the front garden is a large parking area for several cars and a lawned garden area with views. The rear garden is brick paved for minimal maintenance and steps leading to a patio area. Two brick built garden stores and oil tank. Rear boundary is a stone wall and looks onto fields beyond.

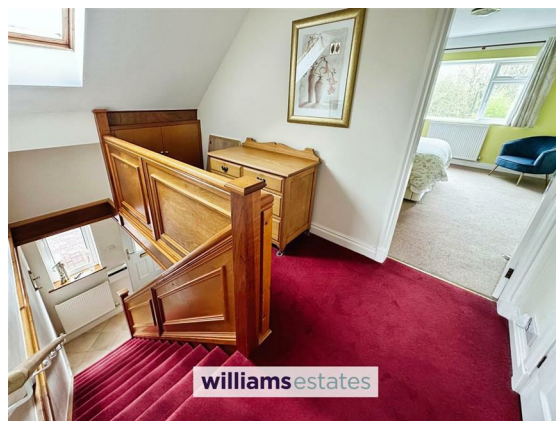
### Garage

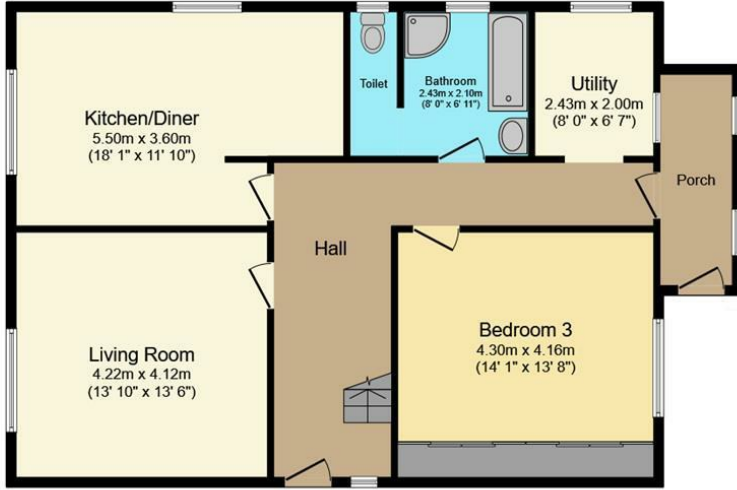
18'4" x 10'7" (5.60 x 3.24)

With personal door onto the rear garden.

### Directions

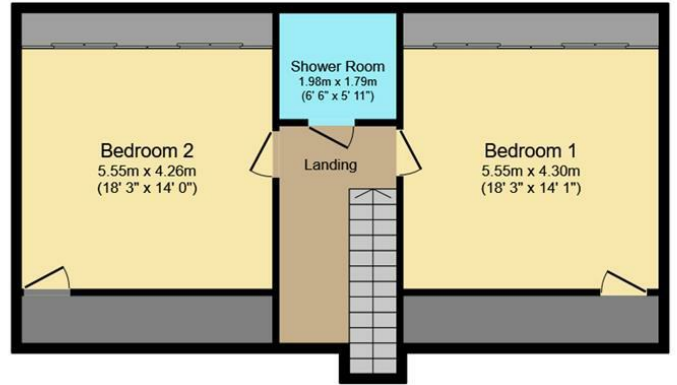
Proceed down Chester Street towards the Tesco roundabout, take the first left onto the A541, upon the second roundabout take the third exit onto Denbigh Road, and then the 1st left onto Dreflan. Continue along and through Gwernaffield and within a mile the road will change to Bwlch Y Deulfryn. Turn left onto Cadole Road and then right onto Pant Y Buarth Road. Carry on for 1/2 mile until next crossroads. Straight ahead down to Cefn Bychan Woods. Turn 1st right and the property will be found on the right.





### Ground Floor

Floor area 88.4 m<sup>2</sup> (951 sq.ft.)



### First Floor

Floor area 52.9 m<sup>2</sup> (570 sq.ft.)

TOTAL: 141.3 m<sup>2</sup> (1,521 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.