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**Strathcona Cilcain Road, Pantymwyn,  
Mold, CH7 5EH**

**£385,000**

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**EPC - E52**

**Council Tax Band - F**

**Tenure - Freehold**

# Cilcain Road, Mold

## 3 Bedrooms - Bungalow

A well proportioned three bedroom detached bungalow standing in a private plot with mature gardens which is close to the centre of the much sought after village of Pantymwyn which is approximately 4 miles from Mold. Affording spacious accommodation to include, hallway, cloakroom, living room, dining room, kitchen, sun room, shower room, three double bedrooms and a double garage with the benefit of off road parking, oil fired central heating and well stocked gardens.  
EPC- E 52. Tenure- Freehold. Council Tax Band- F



### Location

Pantymwyn is a highly sought after village located just outside of the historic market town of Mold which offers a wide range of amenities including primary and secondary schools, shops, supermarkets, bus station and restaurants. Pantymwyn village is well known for it's individual properties and breathtaking views across the Clwydian Range.

### Accommodation

Covered veranda with uPVC glazed door leading into:

### Entrance Hallway

Welcoming hallway with radiator, loft hatch and doors off to:

### Cloakroom/ Study Area

8'2" x 5'8" (2.5 x 1.75)

With single glazed window to the front elevation, single panelled radiator, and internal obscured glazed window into the hallway.

### Living Room

18'4" x 11'10" (5.6 x 3.63)

With uPVC bay window to the front elevation with views over the garden, uPVC window to the side, curved single panelled radiator and double panelled radiator, open fire with tiled hearth and surround, coved ceiling and sliding double timber doors leading to the dining area.

### Dining Room

8'2" x 9'11" (2.49 x 3.03)

With single panelled radiator, glazed windows and timber door leading into the sun room.

### Kitchen

12'9" x 8'2" (3.89 x 2.49)

Fitted with a range of wall and base units with complimentary worktops over, with tiled floor, radiator, void for fridge freezer under counter electric oven, four ring electric hob with built in extractor over, one and half bowl stainless steel sink with mixer tap and tiled splash backs, glazed window looking into the sun room, floor mounted oil boiler and breakfast bar area.



### Sun Room/ Utility Room

21'6" x 4'5" (6.56 x 1.37)

With void and plumbing for a washing machine, and counter tops over, tall storage unit with shelving, tiled floor, glazed windows overlooking the rear garden, uPVC external door with glazed side panel, timber glazed doors leading to the dining room and double garage.

### Shower Room

8'9" x 5'4" (2.69 x 1.63)

Fitted with a walk in double shower with glazed panel and shower over, pedestal wash hand basin and taps, obscured uPVC window to the rear elevation, built in airing cupboard with shelving and housing the hot water tank, single panel radiator and pvc panelling to one wall and the ceiling as well as tiling to the floor and residual walls.

### W.C

Being fully tiled with uPVC obscured window to the rear elevation, wall hung sink and low level w.c.

### Bedroom One

10'11" x 7'6" (3.34 x 2.29)

Spacious double bedroom with fitted wardrobes, radiator and uPVC window overlooking the rear elevation.

### Bedroom Two

13'1" x 11'5" (3.99 x 3.50)

With a large uPVC window overlooking the front garden, radiator and a range of fitted bookshelves and desk area.

### Bedroom Three

13'1" x 7'5" (3.99 x 2.27)

With uPVC window to the front elevation and radiator.

### Garage

16'8" x 15'7" (5.09 x 4.75)

Double garage with metal up and over door and side door leading to the sun room, power and light.

### Outside

The property is approached via wrought iron gates and tarmac driveway which leads to the double garage. There are lawned gardens to the front and side with well stocked shrubbery borders with various mature plants and trees and hedging which providing a high degree of privacy. To the rear is a private lawned garden, with paved patio area, and pathway leading to a raised decked area which is approached via steps. There is also access around to the front of the property.

### Directions

From our office in Mold proceed through the traffic lights. At the top of the road bear left onto Pwll Glas and follow this road to the junction with Gwernaffield Road. Bear left and follow the road, continue through Gwernaffield village and thereafter into Pantymwyn, passing the Golf Club on the left hand side. Continue along the village road and follow the road around to the right, whereupon the property will be found on the right hand side.





## Floor Plan

Floor area 148.3 m<sup>2</sup> (1,596 sq.ft.)

TOTAL: 148.3 m<sup>2</sup> (1,596 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>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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)

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