



## Argoed House Cefn Bychan Road, Pantymwyn, Mold, Flintshire, CH7 5EW

**£585,000**

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**EPC - D62**

**Council Tax Band - G**

**Tenure - Freehold**

# Cefn Bychan Road, Mold

## 3 Bedrooms - House - Detached

Available with no Onward Chain! Set in the sought after village of Pantymwyn is this lovely three bedroom detached house sitting on a large plot with private gardens briefly comprising : Living Room, Sitting Room, Open plan kitchen, Utility Room, Conservatory and Bathroom to the ground floor and three bedrooms to the first floor. Triple garage and large private gardens to the front side and rear of the property.

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### Accommodation

uPVC double glazed door leading into the:

### Entrance Porch

Having tiled floor.

### Entrance Hall

With beamed ceiling, radiator and uPVC double glazed window.

### Cloakroom

With wash basin, W.C., tiling to half level, radiator and uPVC double glazed window.

### Downstairs W.C.

Having lighting, hand wash basin and W.C.

### Snug

13'9" x 13'5" (4.2 x 4.1)

With beamed ceiling, feature open fire within a stone recessed inglenook fireplace, radiator and double glazed uPVC window.

### Kitchen Area/Dining Area/Living Area

21'7" x 16'4" (6.6 x 5.0)

Open plan with exposed beam ceilings.

To the kitchen area - Fitted drawer and base units with worktops over, wall units over, integrated double oven, four ring hob, one and half bowl sink and drainer with mixer tap, tiled flooring and window providing views over towards Moel Fammau.

To the dining area - Tiled flooring and double radiator, window to the side and double doors into the conservatory.

Staircase off

To the living area - With cast iron 8KW multi fuel stove on a raised hearth and radiator.

### Conservatory

12'2" x 9'10" (3.72 x 3.0)

With sealed unit double glazing, double radiator and door to the patio area.

### Office

7'1" x 12'5" (2.17 x 3.8)

Off the kitchen, with worktop having single sink and drainer, plumbing for a washing machine, central heating boiler, tiled floor, two double glazed windows and loft access



### Utility Room

5'2" x 6'10" (1.6 x 2.1)

With shelving, double glazed windows, small loft access and double glazed door.

### Stairs/Landing

With inbuilt cupboard incorporating the hot water cylinder and shelving.

### Bedroom 1

16'4" x 11'9" (5.0 x 3.6)

With twin aspect window, principle view is towards Moel Fammau, radiator, timber exposed floor and inbuilt double wardrobe.

### Bedroom 2

14'7" x 12'7" (4.45 x 3.84)

With twin window aspect, radiator and exposed timber floor.

### Bedroom 3

9'10" x 10'8" (3.0 x 3.27)

With double glazed window with views of Moel Fammau.

### Bathroom

9'10" x 9'10" (3.0 x 3.0)

With five piece suite, pedestal washbasin, bidet, panelled bath, W.C, shower enclosure, radiator and double glazed window.

### Outside

Providing ample off street parking and static caravan. With lawned gardens offering a variety of mature shrubs and plants, stone walling, further lawned garden with large patio and breathtaking views. Steps lead to garages, with a further lawned garden and further parking.

### Caravan

Onsite since 1980's plumbing in to the septic tank and on mains electric and water. With fitted kitchenette, living area, toilet and shower, double bedroom and twin room.

### Directions

From the Mold Office, head north-east on Chester St/A5119 towards Tyddyn St. At the roundabout, take the 1st exit onto Lead Mls/A541 and continue. At the roundabout, take the 3rd exit onto Hall View/A541 and carry on for 0.1 miles. At the roundabout, take the 1st exit onto Dreflan and continue for 0.1 miles. Then, turn right onto Gwernaffield Rd and continue, then take a slight left onto Bwlch Y Ddeufryn and continue for approx 0.7 miles. Turn left onto Cadole Rd and continue for 0.3 miles. From here, take a right onto Pantybuarth Rd and continue for around 0.8 miles. Then, you will need to turn left at Cefn Bychan Road and the property can be found a short distance away.

### Single Garage

21'7" x 12'0" (6.6 x 3.67)

Singe and double garage, with single door from single into double garage.

### Double Garage

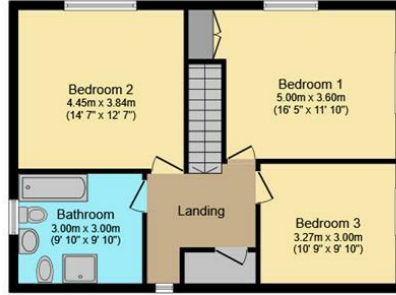
Singe and double garage, with single door from single into double garage.





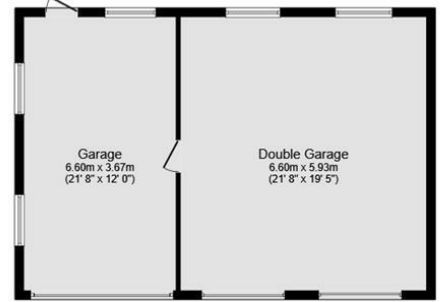
### Ground Floor

Floor area 89.8 m<sup>2</sup> (967 sq.ft.)



### First Floor

Floor area 60.1 m<sup>2</sup> (646 sq.ft.)



### Outbuilding

Floor area 64.0 m<sup>2</sup> (689 sq.ft.)

**TOTAL: 213.9 m<sup>2</sup> (2,302 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

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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.