



**Daragh Kai Cefn Bychan Road,
Pantymwyn, Mold, CH7 5EN**

£325,000

 2  2  2  E

EPC - E44

Council Tax Band - E

Tenure - Freehold

Cefn Bychan Road, Mold

2 Bedrooms - House

NO ONWARD CHAIN AND IN NEED OF MODERNISATION: A charming link detached cottage style bungalow with unspoilt views from rear towards Moel Famau. Situated on a popular road within a sought after village and in an area of outstanding natural beauty yet within easy access to Mold town centre. The accommodation offers a large living room, open plan kitchen diner, full width sunroom with open views, ground floor bedroom and bathroom and with loft room having en suite bathroom. Added benefits of ample off road parking, uPVC double glazing and oil fired central heating. EPC rating - TBC - Tenure - Freehold - Council Tax Band - E



Open Porch

Leads to a double glazed doors opening into

Reception Hall

With double radiator and tiled floor. Opening into

Large Living Room

22'2" x 11'10" (6.76 x 3.63)

With picture rail, two double radiators, double glazed window to the front elevation overlooking the front garden and double glazed double doors with double glazed panels to each side and open into

Rear Sun Lounge

29'2" x 8'10" (8.90 x 2.70)

With tiled floor, opening windows and double doors into the rear garden.

Kitchen With Dining Area

14'11" x 8'10" (4.56 x 2.71)

With drawers and base units with wall units over, stainless steel splash back and extractor hood, stainless steel single drainer sink with mixer tap, double radiator and uPVC double glazed concertina doors with three panels opening onto the rear Sun Lounge.

Utility Room

8'11" x 7'8" (2.74 x 2.35)

With oil central heating boiler, kitchen units, worktop, sink and plumbing for a washing machine and double glazed window and door to the rear. An inner walking in pantry with shelving.

Dining Room Previously the Garage

9'10" x 7'6" (3.00 x 2.30)

With uPVC double glazed window to the front elevation.

Ground Floor Bedroom Two

11'11" x 9'10" (3.65 x 3.00)

With radiator, inbuilt wardrobes and uPVC double glazed window to the front elevation.



Ground Floor Bathroom

8'0" x 4'6" (2.44 x 1.38)

With bath with overhead electric shower, W.C, washbasin and chrome heated towel rail.

From Living Room open tread hardwood stair case

Attic Room

19'8" x 9'4" (6.00 x 2.86)

With full width double glazed window, radiator and storage cupboards.

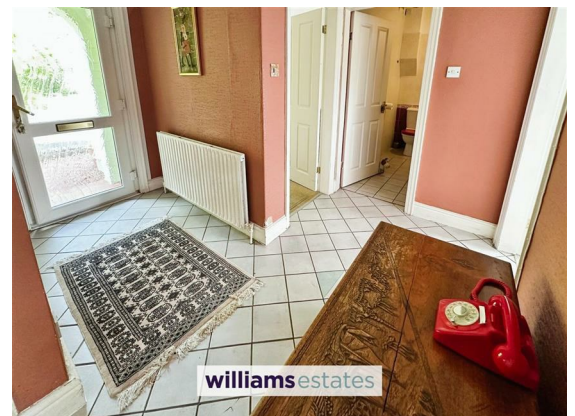
En Suite Bathroom

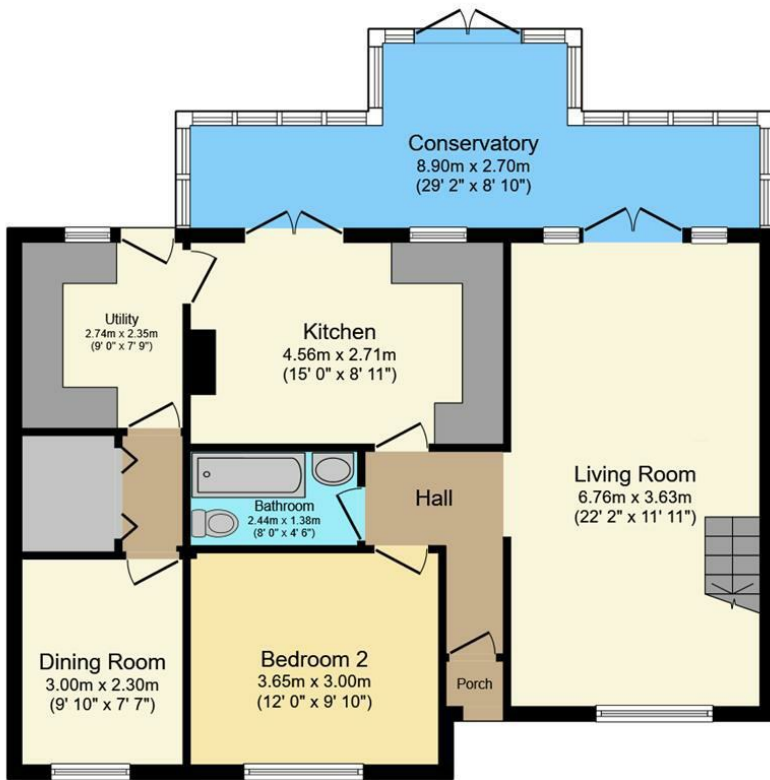
9'4" x 3'10" (2.86 x 1.17)

With a bath, washbasin, W.C and double glazed window.

Outside

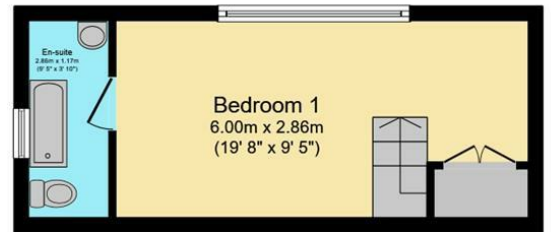
A driveway provides off street parking, mature low maintenance gardens to the front elevation. To the rear the garden is laid with cottage borders and grassed area.





Ground Floor

Floor area 95.1 m² (1,023 sq.ft.)



First Floor

Floor area 20.9 m² (224 sq.ft.)

TOTAL: 115.9 m² (1,248 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) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01352 372111

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.