

# williams estates



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

**£550,000**

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**EPC - D62**

**Council Tax Band - G**

**Tenure - Freehold**



# SUMMARY

**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

Set in the sought after village of Pantymwyn on Cefn Bychan Road 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 W.C to the ground floor and three double bedrooms and family bathroom to the first floor. Triple garage and large private gardens to the front side and rear of the property. Static four berth caravan connected to all services. The property has been extensively rebuilt and restructured in the 1980s' to include a new roof, new windows, rewiring etc. Structural engineers' plans and photographs are also available upon request.

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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 Famau.

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

Leave Mold on the A494 heading to Ruthin, at Cadole turn right towards Gwernaffield. On reaching Gwernaffield, turn left heading up the hill towards Pantymwyn, passing Mold golf club and the Crown Pub on the left.

Turn left just before the bus stop onto Cefn Bychan Road, proceed along this road and pass over the small cross roads, the way ahead is shown as a no through road, carry on to the end of this road and Argoed house will be found as the second to last property on the right hand side, with a large entrance through two cream gateposts.



#### Single Garage

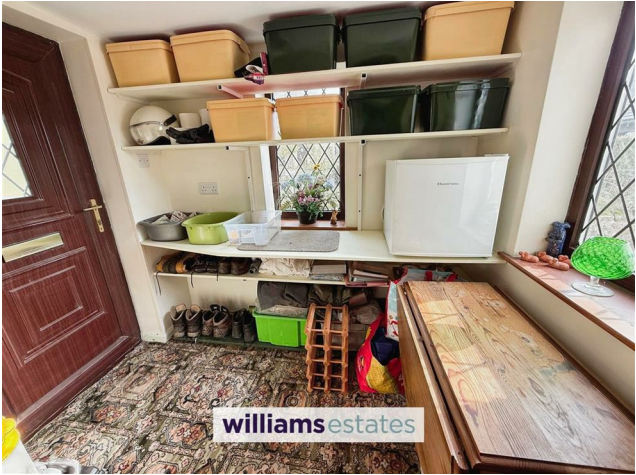
21'7" x 12'0" (6.6 x 3.67)

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.









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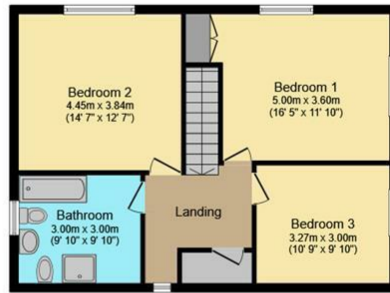
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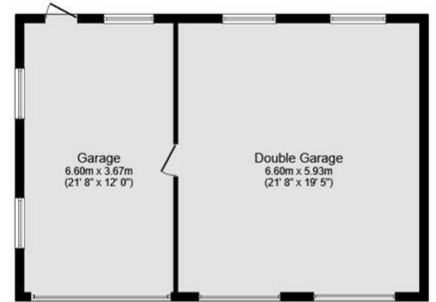
## Ground Floor

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)

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## 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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