



Kiln Lodge Cilcain Road, Pantymwyn, Mold, Flintshire, CH7 5EH

£565,000

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EPC - D66 Council Tax Band - G Tenure - Freehold

Cilcain Road, Mold

4 Bedrooms - Bungalow - Detached

**** Viewing Advised ****

Kiln Lodge is an attractive four bedroom property set in an idyllic countryside location in the sought after village of Pantymwyn. This property benefits from four double bedrooms with an additional room that could be used as an additional living/ bedroom, four reception rooms including a conservatory with views of the rear garden, a modern kitchen with inbuilt appliances, a utility room, downstairs W.C, ground floor family bathroom as well as a first floor shower room and front and rear gardens with countryside surrounding as well as off road parking for multiple vehicles as well as a double garage. This property could make a wonderful family home for those looking to be in the countryside whilst also within an easy commute to local towns.

Tenure: Freehold, EPC: 52 E. Council Tax Band:G



Accommodation

The property is accessed via a uPVC front door, leading into the entrance hallway.

Entrance Hallway

A wide and open entrance hall with power points, lighting and radiators, doors leading off and stairs leading up to the first floor landing.

Living Room

15'10" x 14'5" (4.85 x 4.4)

A bright and spacious living room with uPVC double glazed windows to the front and side elevations, an inbuilt fireplace with multi fuel burner and a slate hearth, power points, television aerial point and lighting.

Dining Room

14'3" x 9'11" (4.35 x 3.04)

A separate dining room having a fireplace with decorative fire, uPVC double glazed window to the side elevation, power points and lighting.

Kitchen

12'0" x 8'10" (3.68 x 2.70)

A modern kitchen, completed to a high standard with integrated dishwasher, fridge freezer and BOSCH oven and grill, electric hob with extractor hood over, matt effect 1 1/2 drainer sink with mixer tap over, wall, drawer and base units with wood effect worktops over, tiled flooring, power points, lighting and a uPVC double glazed window to the rear elevation and doors leading to the utility room and sitting room.

Utility Room

8'9" x 5'7" (2.69 x 1.71)

A useful room that can be accessed directly from the rear garden and is adjacent to the downstairs W.C and the kitchen. Having, base and wall units with worktops over, voids washing machine and tumble dryer, tiled flooring and partially tiled walls, uPVC double glazed window and door to the rear elevation.

W.C

Having tiled flooring, partially tiled walls, low flush W.C, hand wash basin with mixer taps over and an obscure uPVC double glazed window to the side elevation.

Sitting Room

15'8" x 10'0" (4.8 x 3.07)

A versatile room being just off the kitchen, having wooden flooring, a uPVC double glazed window to the side elevation, glass sliding doors leading into the conservatory, television aerial point, power points, lighting and having space for additional dining area.

Conservatory

11'11" x 9'9" (3.64 x 2.99)

With a view of the whole rear garden and without being overlooked. With, uPVC windows and doors surrounding and an obscured roof, tiled flooring, lighting and power.

Family Bathroom

10'5" x 10'5" (3.2 x 3.2)

A large ground floor bathroom with, tiled flooring and walls, a uPVC double glazed window to the rear elevation, heated towel rail, low flush W.C, hand wash basin with mixer taps over and built in vanity unit below with worktop over, corner bathtub with mixer taps over and shower enclosure with wall mounted shower.



Bedroom One

11'11" x 11'10" (3.64 x 3.61)

A generous sized double bedroom on the ground floor, having a uPVC double glazed window to the front elevation, radiator, television aerial point, radiator, built in full width glass fronted wardrobes, power points and lighting.

Bedroom Two

11'11" x 10'9" (3.64 x 3.28)

A good sized double bedroom on the ground floor, with a UPVC double glazed window to the rear elevation, built in full width mirror fronted wardrobes, radiator, power points and lighting.

Bedroom Four

11'9" x 9'10" (3.6 x 3.02)

A ground floor bedroom having a uPVC double glazed window to the front elevation, built in wooden wardrobes, radiator, power points and lighting.

First Floor Landing

Having a uPVC double glazed window overlooking the front elevation with beautiful countryside views, space for a desk, power and lighting.

Bedroom Five/Snug

12'9" x 10'9", 7'10" x 13'5" (3.9 x 3.3, 2.4 x 4.1)

A versatile room with wooden panels to the ceiling and walls, uPVC double glazed window to the front elevation and a uPVC double glazed skylight to the rear elevation, large storage cupboard, television aerial point, power points, lighting and doors leading to bedroom three and the shower room.

Shower Room

9'6" x 3'6" (2.9 x 1.09)

Having tiled walls and wooden panels to the ceiling, uPVC double glazed skylight to the rear elevation, W.C, hand wash basin with taps over, Shower cubicle with wall mounted shower, storage cupboard and lighting.

Bedroom Three

13'9" x 11'1" (4.2 x 3.4)

A Good sized double bedroom with painted wooden panels to the walls and ceiling, uPVC double glazed skylight to the rear elevation, two sets of built in wardrobes/ storage and an extra storage cupboard, power points and lighting.

Outside

The front aspect of this property benefits from a large driveway with ample off road parking for numerous vehicles, a double garage and a picturesque front garden that is mainly laid to lawn with a decorative stone section and pathway leading through.

To the rear of the property is a beautiful and large private garden that is mainly laid to lawn and has a feature rock wall with water fountain, timber summer house with power and lighting, outbuildings for storage and a patio area with pergola over perfect for outdoor entertaining. The garden is secure and gated, making it safe for children and pets alike.

Description

Kiln Lodge is situated in the sought after village of Pantymwyn, offering countryside views, mountain walks and a friendly community. There is a village shop and post office just a stone's throw away along with a village pub and play area making this a great location for families. Local schools and larger shops are just a short drive away. Pantymwyn is easily accessible from the popular market town of Mold as well as having easy access to the A55 for journeys further afield.

Directions

Head north-east on Chester St/A5119 towards Tyddyn St

At the roundabout, take the 1st exit onto Lead Mls/A541

At the roundabout, take the 3rd exit onto Hall View/A541

At the roundabout, take the 1st exit onto Dreflan

Turn right onto Gwernaffield Rd

Gwernaffield Rd turns slightly left and becomes Bwlch Y Ddeufryn, continue on this road past the Crown Inn on the left and the post office on the right. Your destination will be on your right.





Ground Floor

Floor area 134.2 sq.m. (1,445 sq.ft.)



First Floor

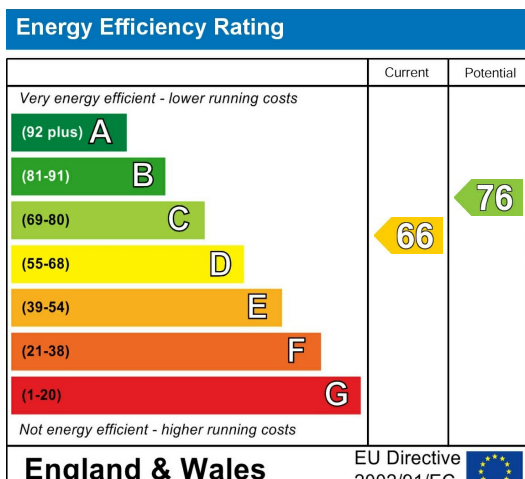
Floor area 51.6 sq.m. (555 sq.ft.)

Total floor area: 185.8 sq.m. (2,000 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

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Call us on
01352 372111

Mold@williamsestates.com

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