



**Pen-Y-Clawdd Cilcain Road, Pantymwyn,
Mold, CH7 5EH**

£495,000



EPC - null Council Tax Band - F Tenure - Freehold

Cilcain Road, Mold

3 Bedrooms - House

**** Viewing Advised ****

Williams Estates are pleased to introduce this attractive, three bedroom Bungalow in the sought after village of Pantymwyn, circa three miles from the historic market town of Mold. The property boasts the following; an impressive hallway with high ceilings, a stylish open plan kitchen/dining room, a spacious sunroom, large living room with bi-folding doors leading to the rear garden, a convenient utility room, three double bedrooms (two with en-suites and one with a separate dressing room), a large family bathroom, a wrap around modern style garden with patio area and pergola over, and a single, spacious garage. The property also benefits from generous parking for multiple vehicles to the front. Additionally, the property has an adjoining Annexe, which offers an attractive kitchen, bathroom, bedroom and living room. Tenure: Freehold. Council Tax Band Rating:F. EPC Rating:TBC



Accommodation

The property is accessed via a uPVC double glazed door leading into the entrance hallway.

Entrance Hallway

A bright and impressive hallway with high ceilings, lighting, power points, storage and doors off.

Living Room

16'7" x 14'8" (5.06 x 4.48)

Being a good size with a feature fireplace with multi fuel burner on a slate hearth, two uPVC double glazed windows to the front elevation, full width uPVC bifolding doors leading to the patio area with pergola over, power points, lighting and radiator.

Kitchen/ Dining Room

19'7" x 16'6" (5.98 x 5.05)

A light and airy room with high ceilings, being open plan with the sun room, having high quality slate tiled flooring, drawer and base units with worktops over, integrated oven and grill, breakfast island with base units and worktop over with inbuilt five ring gas burner, sink with stainless steel taps over, uPVC double glazed window overlooking the rear garden and uPVC skylights, power points, lighting and door leading into the utility room.

Sun Room

12'6" x 11'0" (3.83 x 3.36)

Being open plan with the kitchen, having, uPVC double glazed windows to the side elevation, uPVC double glazed patio doors opening onto the rear garden, lighting and power points.

Utility Room

10'9" x 5'8" (3.3 x 1.73)

A useful room having a uPVC double glazed door and window to the rear elevation, drawer and base units with worktops over, belfast sink with adjustable mixer tap over, integrated fridge freezer, slate tiled flooring, power points and lighting.

Family Bathroom

12'8" x 5'11" (3.87 x 1.82)

A good sized family bathroom, having, a uPVC double glazed and obscure window to the rear elevation, low flush W.C, hand wash basin with mixer taps over and vanity unit under, wall mounted mirrored vanity unit over, large jacuzzi bath with shower head over, wood effect flooring, built in storage cupboard, downlighting and power.

Bedroom One

12'9" x 10'6" (3.89 x 3.21)

A generous double bedroom with uPVC window to the side elevation, lighting, power points, radiator and doors leading into the dressing room and en-suite.

Dressing Room

6'0" x 6'0" (1.85 x 1.85)

Adjoining to bedroom one and having, downlighting, power points, integrated drawer and base units with worktops over, integrated hanging rail, wall mounted storage cupboard and door leading into the en-suite.

En-Suite One

6'3" x 5'11" (1.93 x 1.82)

Having, a uPVC obscure double glazed window to the rear elevation, downlighting, power, shower enclosure with wall mounted shower and waterfall shower head, low flush W.C, hand wash basin with mixer taps over and fully tiled walls.



Bedroom Two

13'1" x 9'8" (4.0 x 2.97)

A generous double bedroom with radiator, two uPVC windows to the side and front elevations, built in wardrobes, lighting, power points and a door leading into the en-suite.

En-Suite Two

5'10" x 5'8" (1.78 x 1.73)

Having a uPVC obscure double glazed window to the side elevation, shower enclosure with wall mounted shower, low flush W.C, hand wash basin with mixer taps over, down lighting, power and partially tiled walls.

Bedroom Three

13'0" x 9'0" (3.98 x 2.76)

A double bedroom with uPVC double glazed window to the front elevation, radiator, power points and lighting.

Annexe Kitchen

12'11" x 8'0" (3.94 x 2.44)

Having, wall, drawer and base units with worktops over, wood effect flooring, void for free standing cooker and fridge freezer, stainless steel sink with mixer taps over, integrated dishwasher, down lighting and power with stairs leading up to the first floor.

Annexe Living Room

14'7" x 13'2" (4.46 x 4.03)

A spacious first floor living room with uPVC double glazed skylights to the front elevation, built in storage cupboards, space for dining table, power points and lighting.

Annexe Bedroom

14'7" x 9'10" (4.47 x 3.0)

A good sized double bedroom with uPVC double glazed window to the side elevation and uPVC double glazed skylight to the front elevation, radiator, in built storage, power points and lighting.

Annexe Bathroom

5'9" x 5'4" (1.77 x 1.63)

With wood effect flooring, pvc paneling to the walls and ceiling, down lighting, shower enclosure with wall mounted shower, heated towel rail, hand wash basin with mixer taps over and inbuilt vanity unit with drawers under, low flush W.C and a useful storage area.

Garage

A single garage with a pitched roof, having up and over door access and a side door, with wall, and base units with worktops over, storage in the rafters and space for storage and a car.

Outside

This property benefits from a partially wrap around garden to the front and side elevations, the garden is laid with artificial turf and is mainly at a raised level. there is a patio area with pergola over with lighting, power and television point. To the rear of the property is a paved area and sheds for storage. The front of the property benefits from off road driveway parking for multiple vehicles.

Description

This property is situated in the sought after village of Pantymwyn, just a short drive from the popular market town of Mold. Just a short walk from this property is the Crown Inn pub, Mold golf course, a village shop and local primary school. There are an abundance of countryside walks in the surrounding area such as Loggerheads country park, Devil's Gorge and Moel Famau to name a few. This property benefits from easy commuting access from the A55 to get to Chester and further afield.

Directions

From our Mold office, head north-east on Chester St/A5119 towards Tyddyn St

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

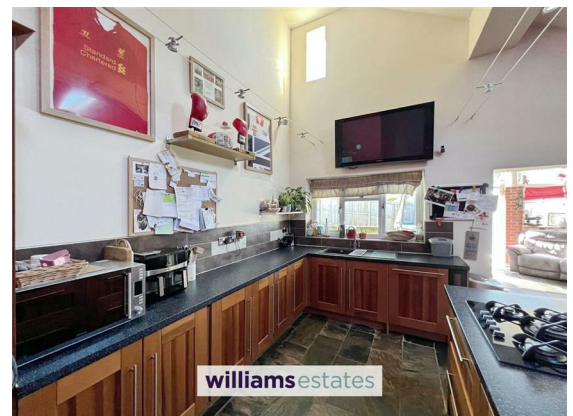
At the roundabout, take the 3rd exit onto Hall View/A541

At the roundabout, take the 1st exit onto Dreflan

Turn right onto Gwernaffield Rd

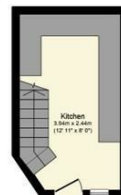
Gwernaffield Rd turns slightly left and becomes Bwlch Y Ddeufryn

Continue onto Cilcain Rd until you reach the Crown inn, take a left up the small lane to the right of the Crown, the property will be found on the right hand side.

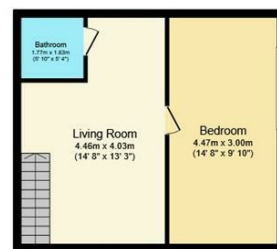




Floor area 186.1 sq.m. (2,004 sq.ft.)



Floor area 13.2 sq.m. (142 sq.ft.)



Floor area 44.6 sq.m. (480 sq.ft.)

Total floor area: 244.0 sq.m. (2,626 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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.

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