williams estates

Delfryn Pen Y Cefn Road, Caerwys, Mold, CH7 5BE

£349,950

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EPC - B81 **Council Tax Band - F** **Tenure - Freehold**

Pen Y Cefn Road, Mold
4 Bedrooms - House - Detached

This immaculately presented family home is situated in the picturesque and sought after village of Caerwys.
This property offers four good sized bedrooms, one with an en-suite, a modern style family bathroom, a stylish open plan kitchen/ living area, private enclosed garden, driveway with ample parking and a garage.
This property would make the perfect family home with it being just a stone's throw from a small village school, park and shops, with quick access to the A55.
Viewing is highly recommended on this beautiful family home.

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Accommodation
This attractive family home is accessed via a double glazed front door, leading to a spacious entrance hall with doors leading off

Hallway
Having a Upvc window to the front elevation and stairs leading off, under stair storage and radiator.

Downstairs Cloakroom/ W.C
Having a low flush W.C,wash basin with fitted cupboard beneath, radiator, tiled floor and extractor fan.

Kitchen
13'10" x 12'1" (4.24 x 3.70)
This impressive, open plan area has a tiled floor, double radiator, downlights and a double glazed Upvc window to the front elevation.
The kitchen area has work tops with base units under, one and a half bowl sink with mixer tap, plumbing for a washing machine, four ring hob with extractor hood above, integrated oven, integrated fridge and freezer, central Island with additional storage beneath and breakfast bar.

Dining Area
13'10" x 11'10" (4.24 x 3.62)
The dining area is in an open plan configuration with the Kitchen and living area and has a double radiator, double glazed Upvc window to the front elevation and a door leading into the hallway.

Living Room/Snug
13'8" x 8'3" (4.17 x 2.52)
This versatile living area has Upvc double glazed window, radiator, power, lighting and a door leading off.

Landing
Having a hinged loft access hatch and a cupboard containing the water cylinder heating system.

Bedroom One
12'7" x 11'11" (3.84 x 3.65)
A generous sized double bedroom comprising, a radiator, double glazed Upvc double doors opening inwards with a juliet balcony, double glazed Upvc window to the front elevation and with wall panelling to one wall, lighting and power points and door into the en-suite.

En-Suite
8'9" x 3'11" (2.67 x 1.20)
With large shower enclosure, wash basin and low flush W.C tiled floor, chrome heated towel rail, Upvc double glazed window and extractor fan.

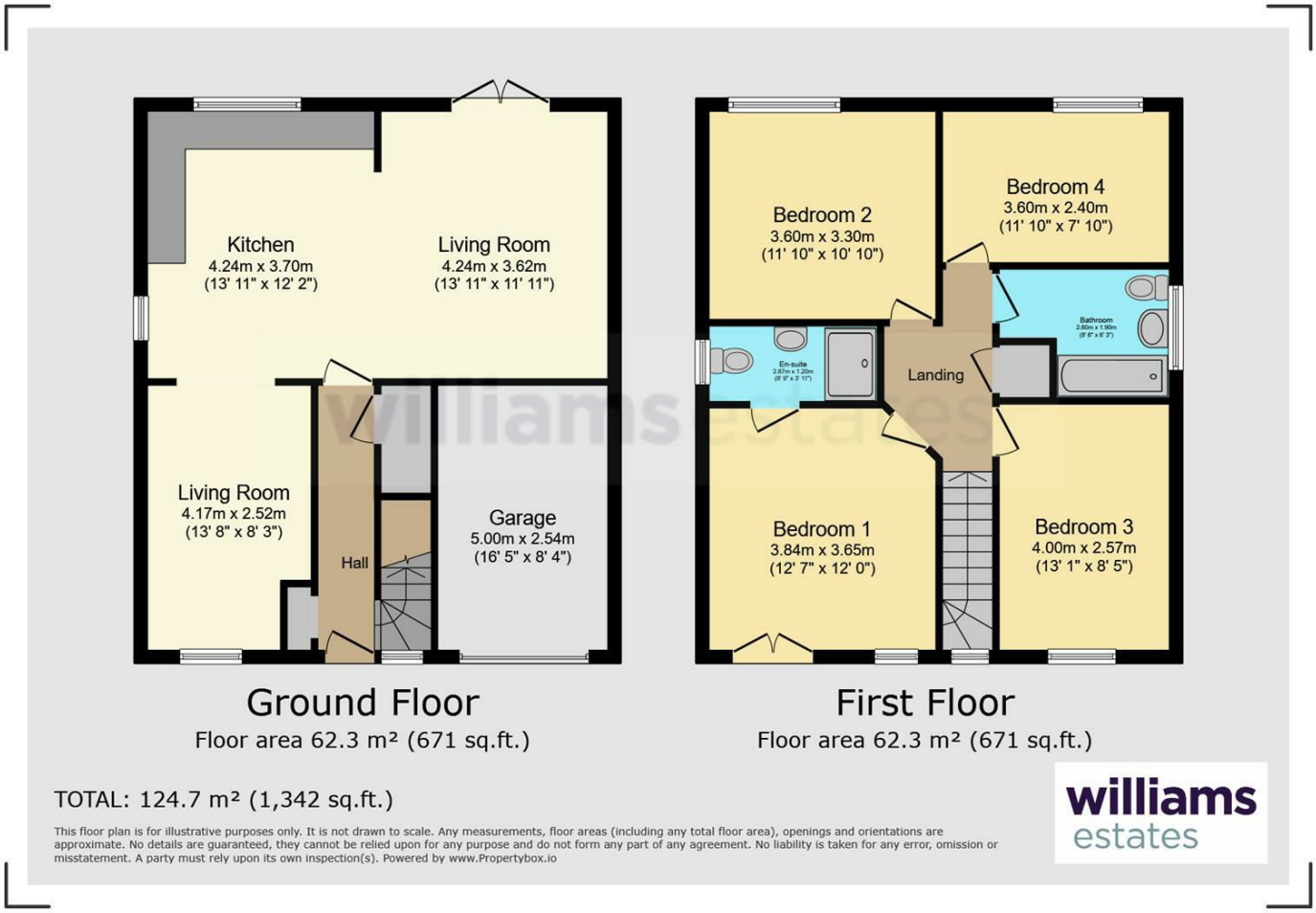
Bedroom Two
11'9" x 10'9" (3.60 x 3.30)
A generous sized double bedroom having, a double radiator, double glazed Upvc window to the rear elevation, lighting and power points.

Bedroom Three
13'1" x 8'5" (4.00 x 2.57)
A good sized room having, a double radiator, double glazed Upvc window to the front elevation, lighting, power points and decorative panelling along one wall.

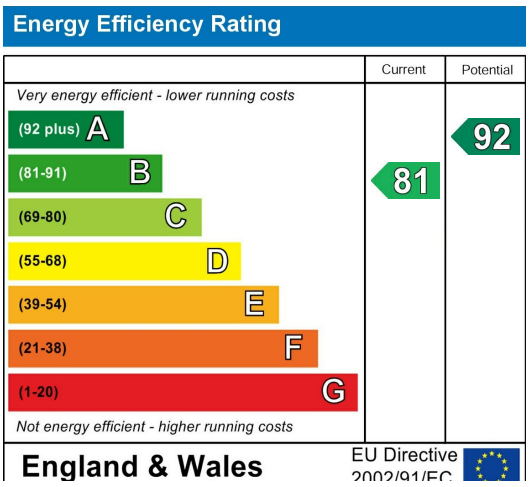
Bedroom Four
11'9" x 7'10" (3.6 x 2.4)
A good sized room with a double radiator, double glazed Upvc window to the rear elevation, lighting and power points.

Bathroom
8'6" x 6'2" (2.6 x 1.9)
A modern designed family bathroom with a panelled bath, pedestal wash basin, low flush W.C, tiling around bath area, shower over the bath, chrome heated towel rail, tiled floor and double glazed Upvc window to the side elevation.

Outside
To The rear of the property is a paved patio area perfect for al fresco dining, and an area laid to lawn in the centre with a section of decking and a children's play area with wood chippings, perfect for a young family. The rear garden is bound by a timber fence. The air source heat pump is located on the back wall of the property.
To the front of the property is a spacious driveway with ample parking for multiple vehicles, leading to a single garage.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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