



**Llanaber Pentre, Cilcain, Mold,
Flintshire, CH7 5PF**

£525,000



EPC - null

Council Tax Band - G Tenure - Freehold

SUMMARY

Charming Detached Bungalow with 2 Acres in Idyllic Cilcain Setting

Nestled at the foothills of Moel Famau, this delightful two-bedroom detached bungalow offers a rare opportunity to enjoy village life with the benefit of generous outdoor space and stunning natural surroundings. Set within approximately 2 acres, the property boasts beautifully maintained lawned gardens to the side and rear, a private woodland complete with a meandering creek and charming bridge, as well as multiple sheds ideal for garden storage or hobby use.

Inside, the bungalow features a spacious triple-aspect living room filled with natural light, a modern, well-appointed kitchen, two generously sized double bedrooms, and a family bathroom. A double garage provides secure parking and further storage.

Located just a short walk from the heart of the highly sought-after village of Cilcain, residents can enjoy convenient access to a local shop, welcoming pub, church, village hall, children's park, and a well-regarded primary school. Offering wonderful potential to add your own personal touch, this unique property is perfect for those seeking tranquility, outdoor space, and community charm in equal measure. Tenure: Freehold, EPC: TBC, Council Tax Band: G



Accommodation

This character country house is accessed via a wooden glazed door leading into the porch.

Porch

Having tiled flooring, storage cupboard, stairs leading up and the traditional wooden door leading into the hallway.

Hallway

A large hallway with original features, having original quarry tiled flooring, traditional stone fireplace, radiator, a window to the front elevation overlooking the driveway, original wooden ceiling beams, an ornate archway leading to the bedrooms and doors off.

Living Room

19'8" x 18'8" (6.0 x 5.7)

An impressively large and spacious living room with a triple aspect windows providing beautiful views over all aspects of the gardens and having an original stone fireplace sat on a slate hearth, two radiators, tiled window sills, lighting, television aerial point and power points.

Kitchen

14'9" x 12'1" (4.5 x 3.7)

A modern style kitchen with dining area to the rear of the property, having a modern and well appointed kitchen with tiled flooring, partially tiled walls, original archway, a range of wall, drawer and base units with worktops over, integrated hotpoint oven, integrated indesit four burner electric hob with indesit extractor hood over, stainless steel single drainer sink with mixer tap over, integrated washing machine, integrated fridge freezer, radiator, space for dining table with windows to the rear aspect providing views of the rear lawn and farmers field beyond, sky light and a wooden framed door leading to the rear garden.

Bedroom One

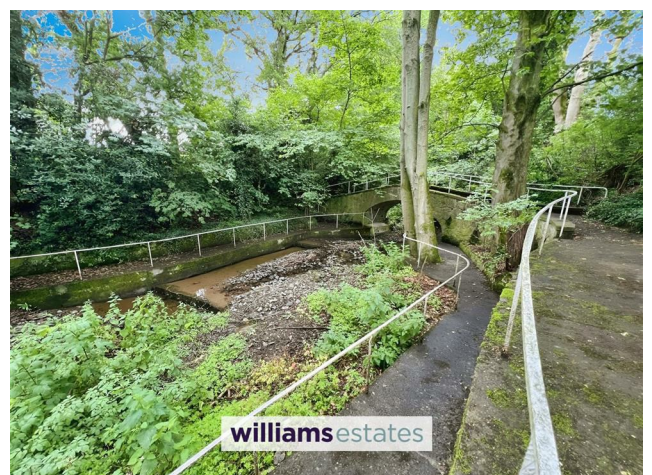
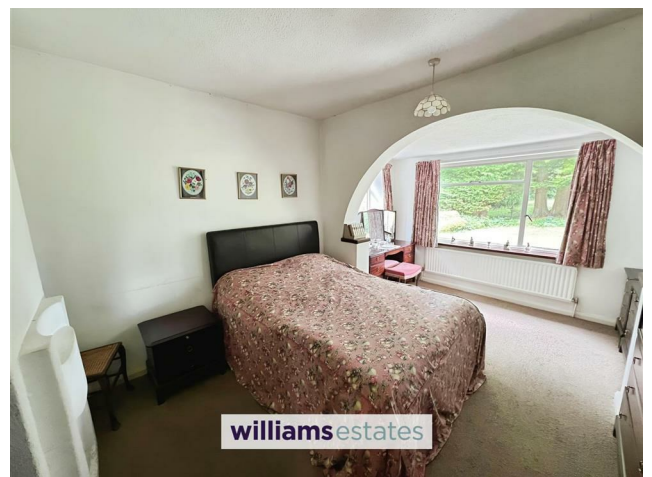
11'1" x 11'1" (3.4 x 3.4)

A generous double bedroom with dressing area, having dual aspect windows overlooking the rear garden and woodland area, traditional archway, radiator, power points and lighting as well as plenty of space for bedroom furniture.

Bathroom

8'2" x 5'6" (2.5 x 1.7)

A large family bathroom with decorative blue tiling from floor to ceiling, radiator, W.C, pedestal hand wash basin, bathtub with mixer taps and hand held shower over, wall mounted heater, window overlooking the side elevation, over the garage and in built storage.





Bedroom Two

A good sized double bedroom with a bay window overlooking the front elevation, a window to the side elevation, radiator, power points and light, with stairs leading back up to the hallway.

Outside

Nestled within a picturesque natural setting, the property boasts beautifully landscaped gardens that transition seamlessly into a private forest. A meandering creek enhances the tranquil atmosphere, crossed by a charming footbridge that adds both visual appeal and functionality.

Combined, this unique outdoor space offers a rare combination of elegance and serenity—ideal for relaxation, entertaining, or simply enjoying the beauty of nature in complete privacy. The property has in total, circa two acres of land - this includes the wonderful gardens and the woodland areas. Llanaber offers beautiful arches outside the property, as seen in the photographs, adding character and visual interest to the exterior. Furthermore, there is a paved patio area which is ideal for alfresco dining and for enjoying the sunshine. To the front, there is a large driveway, offering ample vehicle space, and a fantastic spacious garage ideal for storage / vehicle parking.



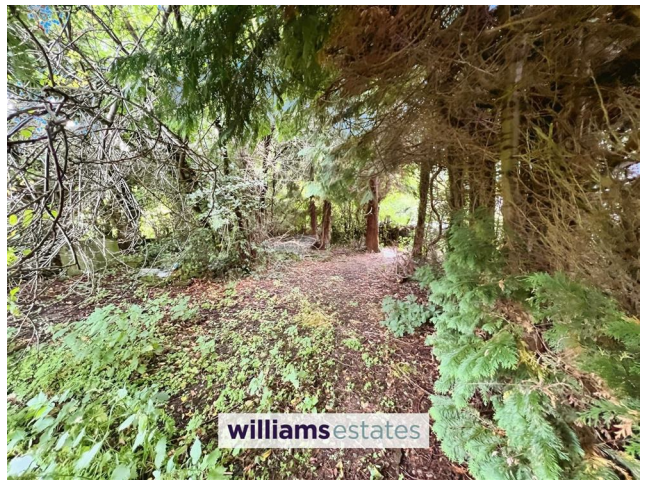
Description

Llanaber is situated in the sought after village of Cilcain, just a short drive from the market town of Mold and being nestled at the foothills of Moel Famau. This property provides country living at its finest, with walks from the doorstep and amenities of the village just a short walk away.

Directions

From our Mold office, continue on the Denbigh road to Cilcain. Take the left turning for Cilcain and follow the road into the village. At the cross roads by the White Horse Inn, take a right and continue. Take a left after the church and continue down the hill. At the bottom of the hill turn left and continue past the water works, Llanaber will be found as the second property on your right before you descent a further hill.











Floor Plan

Floor area 127.3 sq.m. (1,370 sq.ft.)

Total floor area: 127.3 sq.m. (1,370 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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