



**Delamere Pen Y Fron Road, Pantymwyn,
Mold, Flintshire, CH7 5EG**

£265,000

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EPC - B90 Council Tax Band - E Tenure - Freehold

Pen Y Fron Road, Mold

2 Bedrooms - Bungalow - Semi Detached

AVAILABLE WITH NO ONWARD CHAIN! A Charming Two-Bedroom Bungalow in Idyllic Village Setting

Nestled in the picturesque rural village of Pantymwyn near Mold, this delightful two-bedroom semi-detached bungalow offers comfortable living in a peaceful countryside location. The property features a spacious living room, separate dining room, well-appointed kitchen, and a useful garage.

Enjoy the benefits of solar panels and a recently installed Air Source Heat Pump for energy efficiency, along with attractive gardens to the front and a fully enclosed, part-lawned rear garden—perfect for relaxing or entertaining. A wonderful opportunity to enjoy village life with all the conveniences you need.

Tenure: Freehold, EPC Rating: B90, Council Tax Band:E



Accommodation

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

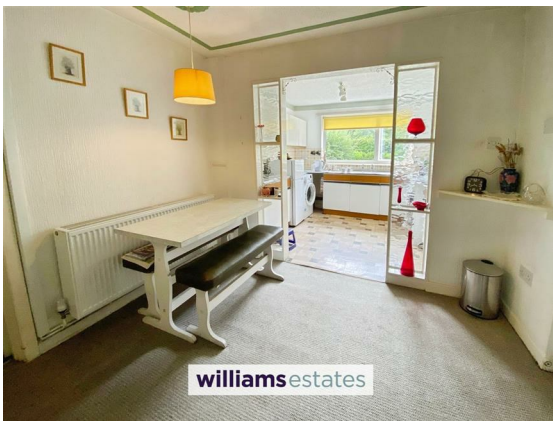
Entrance Hallway

Having doors off, loft access hatch, airing cupboard, power points and lighting.

Living Room

12'5" x 12'1" (3.8 x 3.7)

A spacious living room with a double glazed uPVC window to the front elevation, brick fireplace with brick hearth, television aerial point, power points, lighting and decorative glass doors and window leading into the hallway.



Bedroom One

13'1" x 10'9" (4.0 x 3.3)

A generous sized double bedroom with a uPVC double glazed window to the front elevation, built in wardrobe with dressing table, power points and lighting.

Bedroom Two

18'4" x 8'6" (5.6 x 2.6)

A spacious double bedroom with a double glazed uPVC window overlooking the rear garden, built in wardrobe with sliding doors and additional built in wardrobe with dressing table, power points and lighting.



Bathroom

8'10" x 6'2" (2.7 x 1.9)

Having a three piece suite consisting of a bathtub with mixer taps and hand held shower over, pedestal hand wash basin with taps over, W.C, radiator, laminate flooring, partially tiled walls and an obscure uPVC double glazed window to the rear elevation.

Dining Room

9'6" x 8'6" (2.9 x 2.6)

Being of open plan with the kitchen and having a fireplace sat on a stone hearth, two storage/larger cupboards, power points, lighting and space for a dining table, with a door leading down into the garage.

Kitchen

9'8" x 8'10" (2.95 x 2.7)

Being of open plan with the dining room and having wall, drawer and base units with worktops over, stainless steel sink with mixer tap over, uPVC double glazed window overlooking the rear garden, partially tiled walls, linoleum flooring, voids and plumbing for white goods, decorative glass partition between the kitchen and dining room, power points and lighting.

Garage/Storage

30'0" x 8'6" (9.16 x 2.6)

Having access from the dining room or via an up and over door to the front or a uPVC door to the rear and having two windows to the side elevation, partial rafter storage, power points and lighting.

Outside

The front of the property benefits from a driveway providing off road parking as well as a private, lawned front garden bound by mature shrubs, plants and trees. There is a single attached garage with up and over door access from the driveway.

To the rear of the property is a private and enclosed rear garden being mostly laid to lawn with a patio area, perfect for alfresco dining. The garden is bound by timber fencing the either side and mature hedging to the rear. There is also a recently installed Air Source Heat Pump which has recently been serviced, adding to the property's energy efficiency. The flat roof has recently been re-covered, with a circa 25-year warranty.

Description

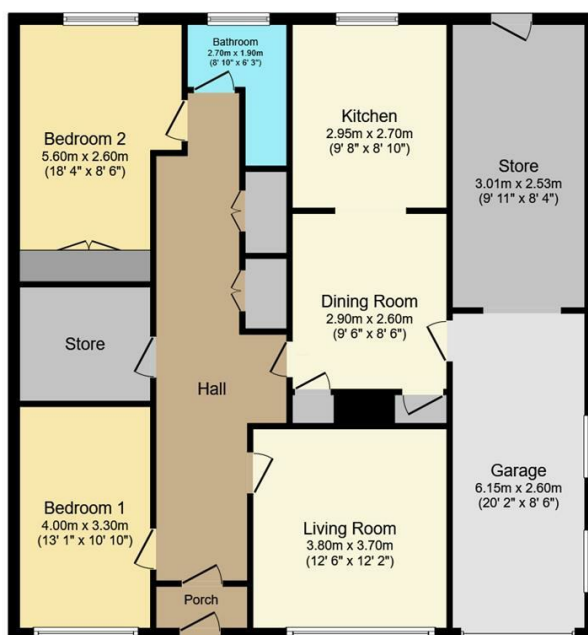
Delamere is situated in the quiet and picturesque village of Pantymwyn, just a stone's throw from the local golf course and surrounded by countryside views. Pantymwyn offers a local pub, shop, car garage and access to Loggerheads country park as well as a local primary school and good public transport links to the local market town of Mold and further afield. Pantymwyn is a great location for outdoor enthusiasts or those looking for a peaceful village life.

Directions

From our Mold office, continue left along Chester Street, at the roundabout take the first left, at the next roundabout continue straight on.

Take a left turning onto Dreflan and continue onto Gwernaffield road. Continue up the hill through Gwernaffield and into Pantymwyn, pass the golf club on your left and take a right turning onto Pen Y Fron Road and the property will be located on your left.





Floor Plan
Floor area 123.9 sq.m. (1,334 sq.ft.)

Total floor area: 123.9 sq.m. (1,334 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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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	90	91
(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	



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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