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5 Parc Y Llan, Cilcain, Mold, Flintshire, CH7 5NF

£335,000

# Parc Y Llan, Mold 3 Bedrooms - House - Semi-Detached

One of only a few homes in Cilcain overlooking open fields, this beautifully presented property combines space, privacy, and style.

A driveway leads to the rear, while the front is framed by a neat hedge and seating area. Inside, a bright porch opens to a tiled hallway with a modern cloakroom and generous storage.

The spacious lounge features a large front window and a central multi-fuel burner — perfect for cosy evenings.

To the rear, the open-plan kitchen and dining room offer exceptional space for family life and entertaining, complete with wooden worktops, breakfast bar, and access to the light-filled orangery.

Outside, a low-maintenance, fully enclosed garden includes two patio areas and an outbuilding, with the garage and parking to the rear.

Upstairs are three good-sized bedrooms — two doubles (one with vanity unit) and a generous single — plus a family bathroom with bath, shower, and heated towel rail.

A rare opportunity to own a spacious, well-appointed home in one of Cilcain's most desirable settings.







#### Hallway

This welcoming hallway features tiled flooring and provides access to several rooms within the property. It is decorated with light walls and has a radiator.

# Living Room

The living room is a cosy space with a central woodburning stove set into a hearth, framed by painted walls and a wooden mantelpiece. The room benefits from natural light through a front-facing window dressed with curtains, creating a warm and inviting atmosphere for relaxation.

## Kitchen / Dining Room

This open-plan kitchen and dining area combines tiled and carpeted flooring, creating defined zones within the room. The kitchen features cream cabinetry with worktops, integrated appliances, and a sink positioned beneath a window overlooking the garden. Adjacent to the kitchen is a dining space with ample room for a large table and chairs, illuminated by natural light from sliding glass doors that lead out to the garden.

#### Sun Room

The sun room offers a bright and airy seating area with tiled flooring and large windows on three sides, allowing for plenty of natural light and views over the patio and garden beyond. A door leads directly out to the garden, making this a perfect spot for enjoying the outdoors from indoors.

#### Landing

The landing at the top of the stairs has striped carpet and painted walls, with a window providing views of the surrounding countryside. From here, access is given to the bedrooms and bathroom.

#### Bedroom 1

This double bedroom benefits from natural light through a window. A washbasin unit is also included in the room.

#### Bedroom 2

This bedroom offers a peaceful space with neutral decor and carpet, a window with curtains allowing natural light, and ample room for furnishings.

#### Bedroom 3

This bedroom receives natural light through a window.

#### Bathroom

The bathroom includes a bath with a shower over, a toilet and a sink housed within a vanity unit. The walls are tiled partway up, with a frosted window providing natural light and ventilation.

#### WC

This compact WC provides a toilet and a small wash basin fitted within a vanity unit. Offering a practical and convenient facility.

### Rear Garden and Courtyard

The rear garden is tiered with paved patios and steps leading up to a higher seating area. It is enclosed by wooden fencing and includes a covered wood storage area. There is also a detached outbuilding which provides additional storage space or utility potential, along with a separate paved courtyard area furnished with garden seating, ideal for outdoor dining and relaxing.



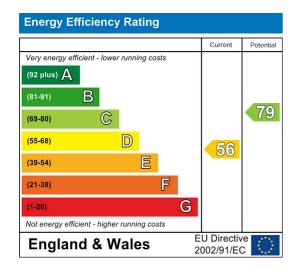








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