



## 1 Ffrith Cottages Pen Y Cefn Road, Caerwys, Mold, CH7 5BH

**£279,950**

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**EPC - D56    Council Tax Band - C    Tenure - Freehold**



# Pen Y Cefn Road, Mold

## 3 Bedrooms - House - Semi-Detached

Situated in a sought-after residential area, this spacious three-bedroom semi-detached home offers fantastic potential and with stunning views, making it ideal for families, first-time buyers, or investors.

The property features a welcoming lounge, a well-appointed kitchen and dining room, providing ample space for both everyday living and entertaining. Upstairs, you'll find three good-sized bedrooms and a bathroom.

Outside, the home benefits from off-road parking, a driveway, and gardens to both the front and rear. The larger-than-average rear garden offers excellent scope for future extension (subject to planning permission), with space to create a stunning outdoor retreat.

Additional features include a boiler less than five years old, no onward chain, and breathtaking views that elevate the property's appeal.

A home with huge potential in a desirable location – early viewing is highly recommended.  
EPC Rating D56.



### Accommodation

Modern composite front door leads into:

### Entrance Porch

With tiled flooring and accommodation off.

### Lounge

14'6" x 12'5" (4.42m x 3.78m)

Feature stone fireplace with gas fire, built-in storage cupboards, radiator, power points, under stairs storage and bay window to the front elevation.

### Kitchen/ Diner

17'0" x 9'8" (5.18m x 2.95m)

A good size kitchen/ diner with a range of drawer and base units with work surfaces over, space for fridge freezer, void for cooker, stainless steel sink, part tiled walls, built in storage cupboards, radiator, power points, uPVC window to the side and rear elevation. Further uPVC door leads into the rear porch and stairs off to the first floor.

### Rear Porch

6'5" x 5'10" (1.96m x 1.78m)

uPVC windows to the sides and rear, tiled flooring, power points and further door leading out to the rear patio.

### Landing

Storage cupboard, window to the side and accommodation off.

### Bedroom One

12'3" x 9'10" (3.73m x 3.00m)

With radiator, power points and window to the rear.

### Bedroom Two

12'8" x 9'2" (3.86m x 2.79m)

With radiator, power points and window to the front.

### Bedroom Three

9'9" x 8'8" (2.97m x 2.64m)

With radiator, power points and window to the front.



## Bathroom

6'5" x 5'7" (1.96m x 1.70m)

A good size bathroom with pedestal basin, low flush W.C, panelled bath with shower over, part tiled walls and double glazed window to the side.

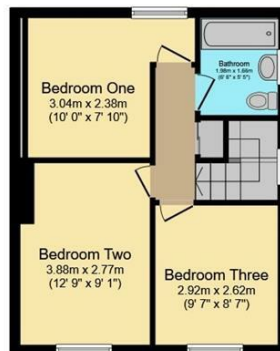
## Outside

The property is accessed through double gates leading to a spacious driveway, providing ample off-road parking. A neatly maintained lawn enhances the frontage. To the rear, the generously sized garden offers exceptional potential for extension or full landscaping, and is bordered by mature hedging and majestic oak trees, ensuring a high degree of privacy.





**Ground Floor**  
Floor area 46.5 sq.m. (501 sq.ft.)



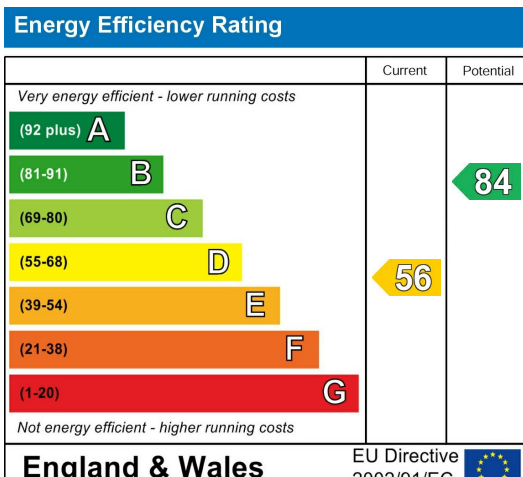
**First Floor**  
Floor area 38.2 sq.m. (411 sq.ft.)

Total floor area: 84.7 sq.m. (912 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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