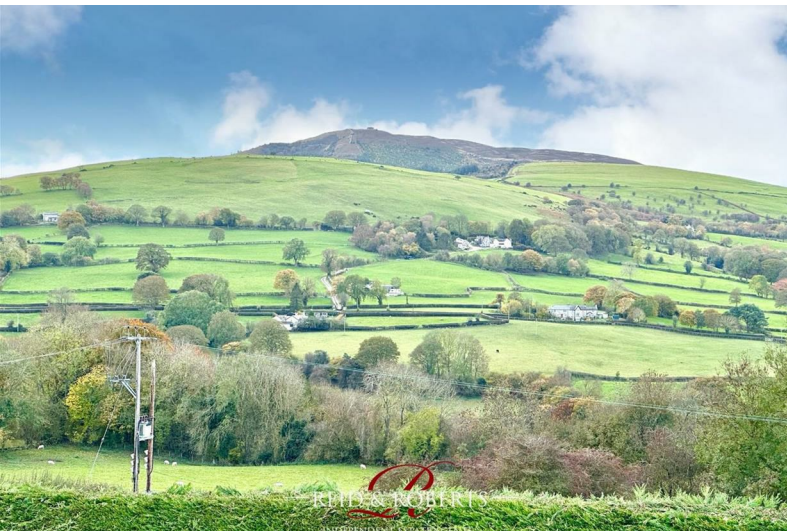




Hunters Moon Cefn Bychan Road

Pantymwyn, , CH7 5EN

Offers Over £555,000



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Accommodation Comprises:

Wood effect uPVC double glazed front door to:

Split Level Reception Hall

A spacious split level reception hall with feature exposed brick walling to part and double glazed windows to the front and rear elevations with splendid views to the rear across to the Moel Famau. Tiled floor to part and two steps lead to:

Open Plan Kitchen/Dining/Sitting Room

34'7" x 14'0" (10.56 x 4.28)

A spacious open plan room with double glazed windows to the front and rear of the property with matching French doors to the garden. The kitchen is fitted with an extensive range of solid oak fronted base and wall units with feature exposed brick supporting columns to part and large island unit. Green mottled effect worktops with inset double bowl sink with drainer and mixer tap, tiled splashback, glazed display cabinet, recess for American style fridge freezer. Integrated five ring gas hob (LPG) and electric oven. Ceramic tiled floor, two radiators, wall light points, TV aerial point and large free-standing multi-fuel stove.

Inner Hall

Solid oak flooring, staircase to the first floor and hardwood panelled interior doors to all rooms.

Lounge

13'10" x 13'1" (4.24 x 4'11)

An attractive room with feature recessed fireplace with oak beam, slate hearth and multi-fuel stove. Continuation of the solid oak flooring, double glazed window, two wall light points, radiator and telephone point. Double glazed inner door with matching side panels to:

Sitting Room

14'6" x 13'5" (4.42 x 4.09)

Solid oak flooring, radiator, recessed lighting, wall light points and full length glazed inner door with matching side panels to the conservatory.

Unique Shaped Conservatory

27'5" x 13'10" (8.38 x 4.22)

A splendid curved shaped room, designed to take full advantage of the setting with almost 180 degree views over the surrounding countryside across to the Clwydian Hills and Moel Famau. Extensive double glazed hardwood framed windows with matching glazed doors to either side. Feature exposed brick walling, wall light point and radiator.

Downstairs Bedroom One

12'9" x 10'5" (3.91 x 3.18)

Double glazed window, telephone point, TV aerial point and deep walk in wardrobe (8'7 x 4'10") with fitted hanging rails and shelving.

Downstairs En Suite

7'4" x 5'1" (2.24 x 1.57)

Well appointed with a modern white three piece suite with fitted furniture, comprising corner shower cubicle with chrome shower valve, semi-recessed wash basin with mixer tap and gloss fronted cabinets below and WC with concealed cistern. Attractive tiled walls with matching tiled floor, chrome ladder radiator and double glazed window.

Downstairs Bedroom Two

13'1" x 10'4" (max) (3.99 x 3.15 (max))

Double glazed window to the front, laminate flooring and radiator.

Utility Room

18'2" x 5'8" (5.54 x 1.74)

Fitted worktop with base cupboard beneath and inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Plumbing for washing machine, space for tumble dryer and laminate flooring, deep built in double cloaks cupboard, central heating control unit and uPVC double glazed door to the rear garden.

Cloakroom/W.C.

Fitted with a off white coloured suite comprising pedestal wash basin with tiled splashback and low flush WC. Laminate flooring, radiator and double glazed window.

FIRST FLOOR LANDING

Double glazed roof light, storage cupboard and hardwood panelled interior doors to all rooms.

Bedroom Three

18'4" x 12'2" (5.61 x 3.71)

A well lit room with four double glazed roof lights with superb views to the rear over surrounding countryside. Shaped ceiling, two radiators, laminate flooring and built in double wardrobe.

Bedroom Four

15'8" x 9'1" (4.80 x 2.79)

Two double glazed roof lights to rear with views. Shaped ceiling, laminate flooring, two double built in wardrobes, further built in storage cupboard and radiator.

Family Bathroom

9'6" x 7'10" (2.92 x 2.41)

Well appointed with a modern white four piece suite comprising tiled panelled bath, corner shower cubicle with Mira Excel shower valve, semi-pedestal wash basin with mixer tap and low flush WC. Attractive tiled walls with feature dado tile, laminate flooring, chrome ladder style radiator and double glazed roof light.

OUTSIDE

The property is approached via a brick columned entrance with ranch

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style timber gate leading to a wide tarmacadam drive affording parking for several cars and access to the garage.

To The Front

Neat and well maintained front lawned garden which is well screened to the road side by a high mature conifer screen with raised brick faced borders with various mature shrubs and bushes. Outside light and tap, and corner wood store housing the oil tank. A ranch style gate extends to the left hand side of the property leading through to the rear garden.

To The Rear

A good sized and enclosed rear lawned garden which borders onto farmland and enjoys splendid views over the surrounding countryside. Mature hedging extends to all sides and the garden includes a slightly raised terraced patio adjoining the rear elevation of the house with brick walling. Outside lights.

Moel Famau

Garage

27'9" x 12'7" (8.48 x 3.84)

A large garage with insulated up and over door, uPVC double glazed side door, double glazed window, power and light, and oil fired central heating boiler with pressurised hot water cylinder tank.

Council Tax - Band G

EPC Rating - TBC

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

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Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



Road Map



Hybrid Map



Terrain Map



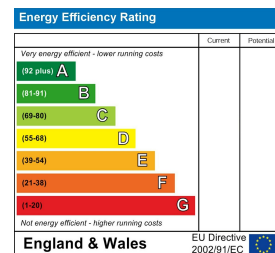
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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