



Garreg Wen Cilcain Road

Pantymwyn, Mold, CH7 5EH

£575,000



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Property Description

Reid & Roberts Estate Agents are thrilled to present this Exceptional Detached Property for Sale in the Highly Desirable Picturesque Village of Pantymwyn. Garreg Wen boasts Three Bedrooms to the first floor along with Three Reception rooms to the ground floor one of which could be used as an additional bedroom if required creating a highly versatile accommodation ideal for family living. The property includes private gardens that envelop the residence, enhancing its charm and creating a peaceful atmosphere, making it an ideal choice for a family home.

To the ground floor, you'll find a Sunroom with Stunning Garden Views, The Reception Hallway offers access to all ground floor Rooms, including Three Reception Rooms: a Lounge Featuring a Beautiful Open Fire with a Stone surround, a Dining Room with patio doors leading to the Stunning Rear Gardens, and an Open-Plan Kitchen and Breakfast Room that connects to an Additional Reception Room, Utility Room, and Downstairs W.C. The first floor Features a split-level Landing that leads to the Second Bedroom and ample Storage Cupboard. Further steps ascend to the Second Landing, providing access to the Master Bedroom with an En-suite, a Library Area, the Family Bathroom, and the Third Bedroom. The Property is accessed through a gate opening onto a generous Driveway, offering ample off-road parking for multiple vehicles and leading to a larger-than-average Double Garage.

The village of Pantymwyn has a post office, public house, community centre and golf club. There is a bus route giving access to the nearby market town of Mold that offers many amenities to include: both Welsh and English medium schools, shops, supermarkets, restaurants, public houses, sports and leisure facilities and excellent public transport facilities. The A55 is within easy reach making the main towns and centres of employment throughout North Wales and the North West region easily accessible.

Accommodation Comprises

A Stone wall gate leads onto the tarmac driveway with a pathway leading to the:

Sun Room

19'4" x 5'10" (5.9m x 1.79m)

White upvc double glazed door leads into. Dwarf brick wall with double glazed window, tiled flooring, courtesy light and white upvc double glazed door leads to.

Reception Hallway

12'9" x 3'11" (3.9m x 1.2m)

A welcoming open reception Hallway that offers access to all ground floor rooms, with a turned staircase that leads to the first floor accommodation with under stairs storage cupboard with fitted shelves. Panelled walls to dado height, panelled beamed ceiling, two wall light points and Upvc double glazed window to the front and rear elevation overlooking the extensive gardens, panelled radiator with radiator cover and Karndean wooden flooring.

Lounge

16'8" x 14'5" (5.1m x 4.4m)

Featuring an impressive Stone Inglenook Fireplace with wooden beam over and cast iron log burner, set on a raised Stone hearth. Dual aspect double glazed Windows to the front and side elevations with deep cills, beamed painted ceilings, double panelled radiator and oak flooring. Textured walls, three wall lights, aerial socket and phone point.

Dining Room

12'9" x 11'9" (3.9m x 3.6m)

A well lit room overlooking the gardens featuring a fireplace with a wooden surround, slate tiled inset and slate hearth. Dual aspect double glazed windows to the front and side elevations, double glazed 'French' doors lead out to the rear patio area, wood effect laminate flooring. Coved ceiling, single paneled radiator with radiator cover.

Bedroom Four/Family Room

14'5" x 12'1" (4.4m x 3.7m)

Comprising of a fitted dresser with fitted drawers and wine rack, double glazed window to the side elevation, double panelled radiator and two wall lights. Slate tiled flooring, fitted spotlights and door into:

Kitchen

13'5" x 8'6" (4.1m x 2.6m)

Housing a range of wall and base units with granite work tops over, one and half bowl ceramic sink with mixer tap over. Integrated fridge freezer, integrated dishwasher, void and plumbing for washing machine. Double glazed window to the side elevation with views of Moel Fammau and the Clwydian Range, fitted spotlights, slate tiled flooring and door leads to:

Cloakroom

7'2" x 4'7" (2.2m x 1.4m)

Floor standing oil boiler, fitted doors, recessed spotlights and tiled flooring. White PVC double glazed door leads to the rear of the property and a door leads into:

Downstairs W.C

5'10" x 3'3" (1.8m x 1.0)

With Low flush w.c, wash hand basin with splash back tiling and tiled flooring. Upvc double glazed frosted window to the rear elevation, panelled radiator.

Sitting Room

17'0" x 11'1" (5.2m x 3.38m)

Double glazed window to the side elevation with double glazed French doors leading out into the rear patio. Two wall lights, Wood effect laminate flooring.

First Floor Accommodation

Landing

A split-level Landing that leads to the Second Bedroom and ample Storage Cupboard. Further step ascend to the Second Landing, providing access to the Master Bedroom with an En-suite, a Library Area, the Family Bathroom, and the Third Bedroom. With Upvc double glazed windows to side and rear elevation overlooking the gardens.

Master Bedroom

16'11" x 14'11" (5.16m x 4.56m)

The principle suite comprises of Upvc double glazed windows to the front elevation overlooking views of Moel Fammau Mountain, double panelled radiator, coved ceiling, wall light points and oak flooring.

En Suite

8'4" x 4'3" (2.56m x 1.31m)

The En Suite is equipped with a Contemporary Three-Piece Suite, which includes a corner Shower Cubicle with a waterfall shower head and a mains shower, a

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wash hand basin and a low-flush W.C. Features include partial wall tiling, a upvc frosted double-glazed window to the front elevation, tiled flooring, chrome heated towel rail and covered ceiling.

Bedroom Two

16'3" x 11'1" (4.96m x 3.40m)

Comprising of upvc double glazed windows to the side elevation, double panelled radiator, coved ceiling and wood effect laminate flooring.

Bedroom Three

13'0" x 12'0" (3.97m x 3.67m)

With upvc double glazed windows to the front and side elevation, double panelled radiator, coved ceiling and wood effect laminate flooring.

Family Bathroom

11'10" x 11'3" (3.62m x 3.44m)

Comprising a three piece suite featuring wooden panelling with 'P' shaped bath and mains shower over, low flush W.C and larger than average wash hand basin with mixer tap set in a vanity unit with wall, base and drawer units with marble effect worktops over. Tiled flooring, splash back tiling, recessed spotlights, double panelled radiator, Upvc double glazed frosted window to the side elevation.

Garage

16'9" x 15'9" (5.12m x 4.81m)

Workshop

16'9" x 7'4" (5.12m x 2.26m)

Outside Gardens

Nestled within an exceptional wrap-around plot, this garden offers breathtaking views of the Moel Famau Mountain. A spacious driveway welcomes you with ample parking for multiple vehicles, bordered by meticulously maintained shrubs, bushes, and an array of vibrant flowers and plants that create an amazing colorful landscape.

At the heart of the garden, a feature pond area adds a tranquil touch. Adjacent to the pond, a gorgeous decking area beckons you to unwind and relax after a busy day, perfectly positioned to soak in the stunning mountain views.

The expansive lawns, meticulously cared for, form the main expanse of the garden, offering a picturesque and verdant canvas. This enchanting garden is

the crown jewel of the property, blending natural beauty with thoughtfully designed spaces for relaxation and enjoyment.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

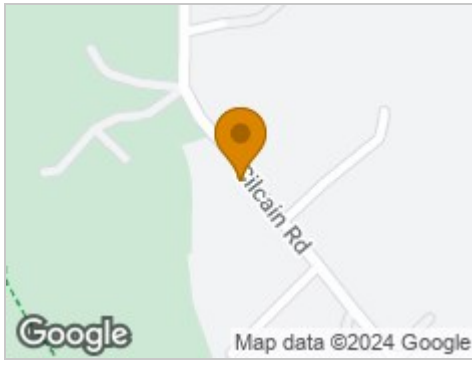
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

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.



Road Map



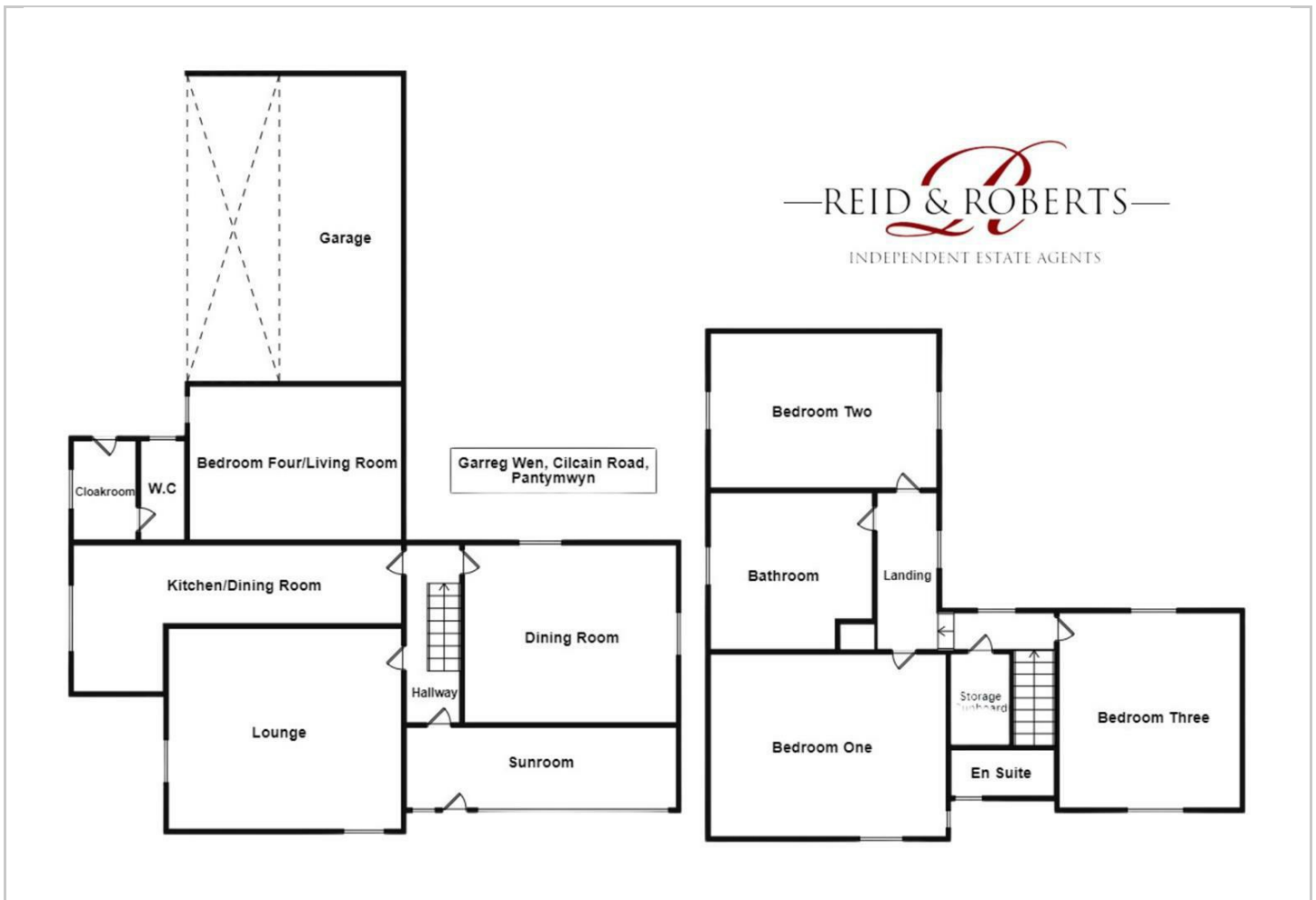
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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