



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

Carith Cilcain Road

Pantymwyn, CH7 5EH

£220,000



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

Carith Cilcain Road

Pantymwyn, CH7 5EH

£220,000



PROPERTY DESCRIPTION

Reid and Roberts Estate and Letting Agents are pleased to offer For Sale this Detached Bungalow situated on a generous size plot in the highly sought after village of Pantymwyn. The property is in need of a scheme of refurbishment giving the right buyer the perfect opportunity to make this home their own. The property is offered to the market with the benefit of No Onward Chain.

The accommodation in brief comprises: Entrance Porch, good size Lounge with open fire, Kitchen/Diner, Three Bedrooms and a Family Bathroom. Externally to the front of the property there is a driveway providing 'Off Road' parking for multiple vehicles leading to the front entrance, garage and gardens. The property also benefits from oil fired central heating and double glazing.

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

The property is approached via a driveway providing 'Off Road' parking for a number of vehicles and leads to the front entrance.

Double glazed door opens into:

Entrance Porch

With glazed internal door opening into:

Lounge

14'10 x 14'6 (4.52m x 4.42m)

Window to the front elevation, feature stone fire surround with wooden mantle and open fire, door leading into the inner hallway and to the kitchen/diner, radiator and power points.

Kitchen/Diner

15'11 x 9'11 (4.85m x 3.02m)

Fitted with a range of wall and base units with worktop surfaces over single sink unit with drainer, cupboard housing the oil fired boiler, doors leading off to the living room and inner hallway. Partial wall tiling and window to the front elevation.

Bedroom One

14'11 x 8'5 (4.55m x 2.57m)

Having radiator and window to the front elevation.

Bedroom Two

11'7 x 9'2 (3.53m x 2.79m)

Having radiator and window to the front elevation.

Bedroom Three

9'11 x 8'11 (3.02m x 2.72m)

With radiator and window to the rear elevation

Family Bathroom

6'4 x 5'4 (1.93m x 1.63m)

Fitted with a three piece suite comprising low flush wc, wash hand basin and panelled bath. Frosted window to the rear elevation, partly tiled walls and radiator.

OUTSIDE

The property is located on a good sized plot with a driveway providing parking for a number of vehicles and leading to a detached single garage. The ample garden is mainly laid to lawn and has a range of established plants and shrubs. The property also benefits from an open aspect to the rear of the neighbouring countryside.

Tel: 01352 700070

Garage

16'11 x 9'11 (5.16m x 3.02m)

Up and over door to the front elevation.

EPC Rating - F

Council Tax - Band E

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.

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

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

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.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell?

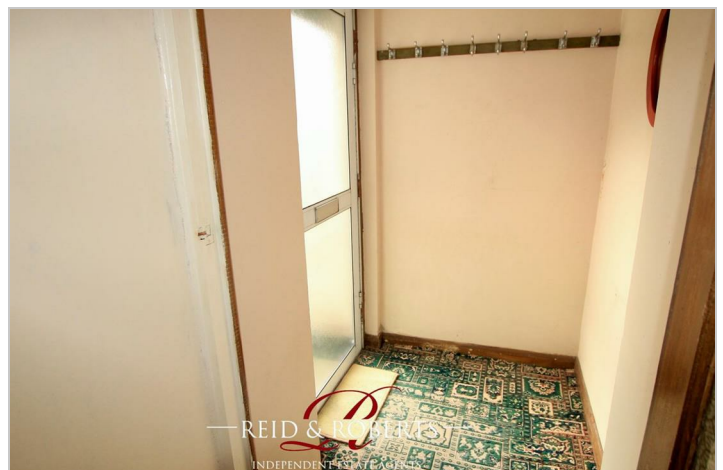
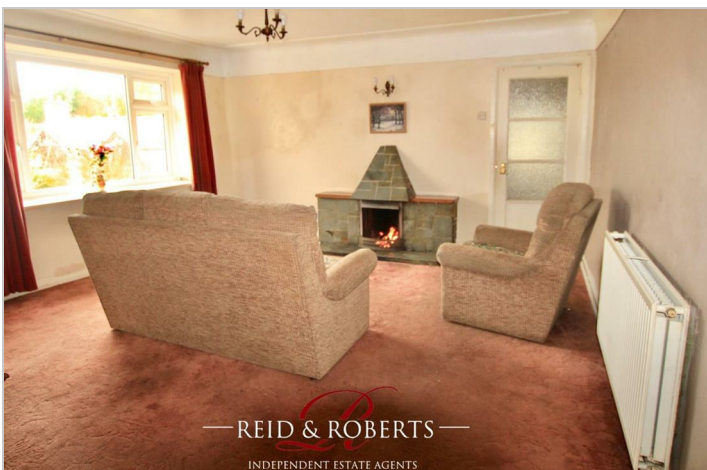
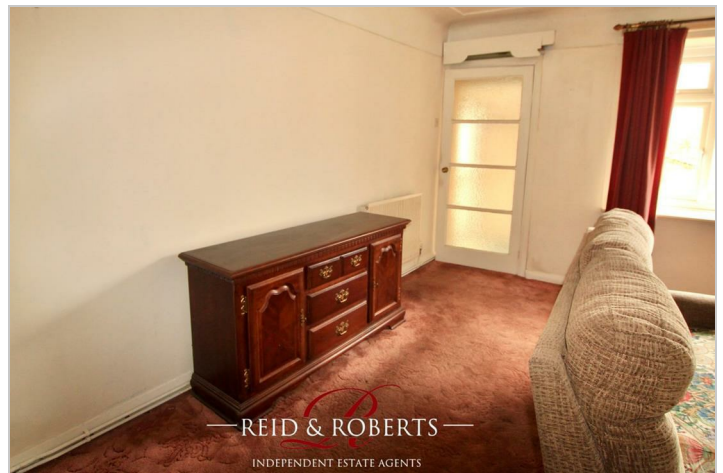
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for a member of our sales team to visit your property to give you an up to date market valuation free of charge with no obligation.

Our 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



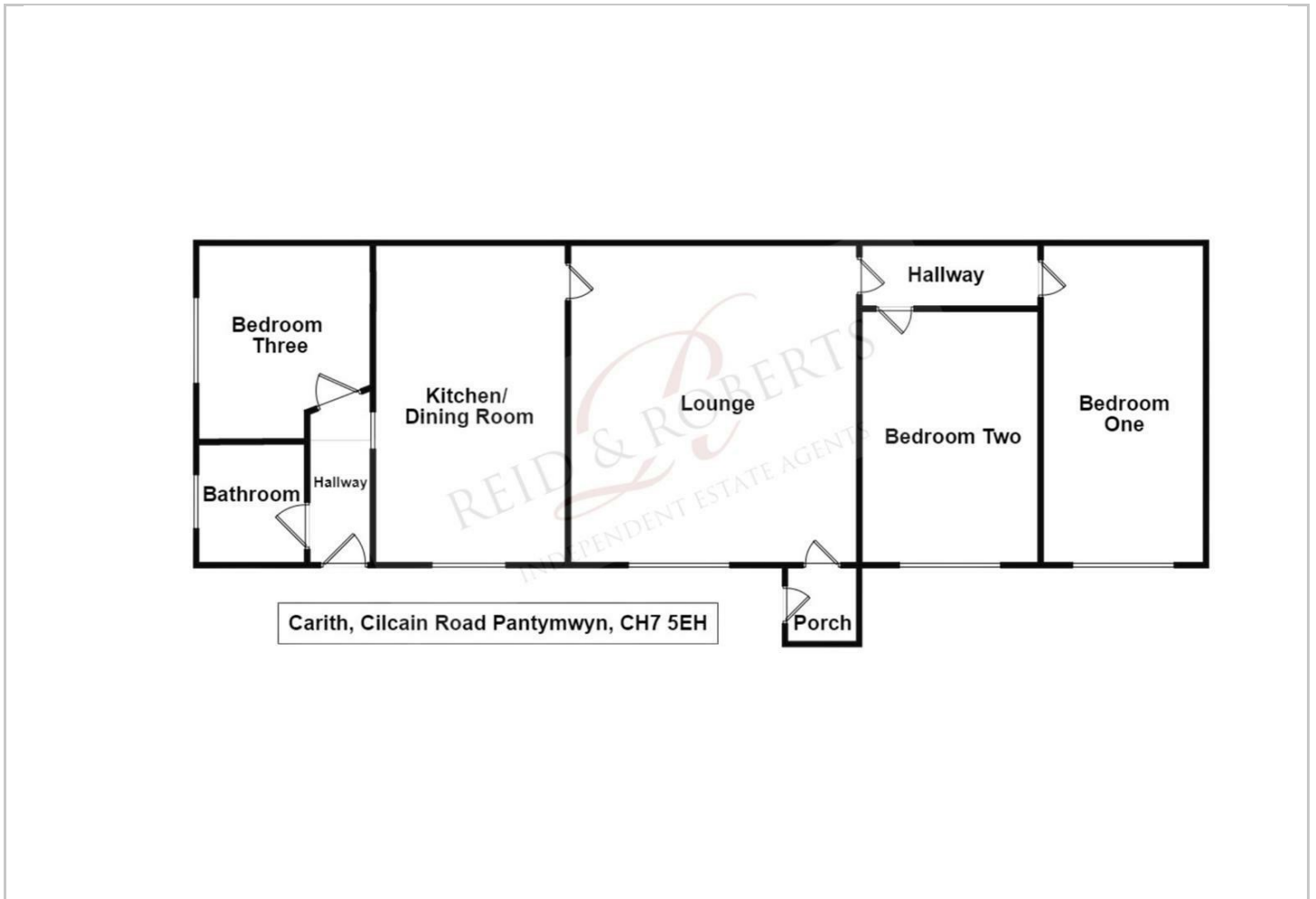
Hybrid Map



Terrain Map



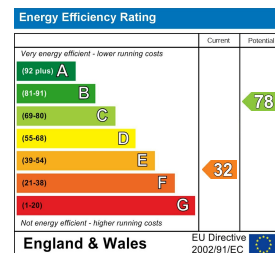
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.