

Pen Y Fron Road, Pantymwyn, Mold, CH7 5EF

Offers in the Region of £350,000

Grow
SALES + LETTINGS

- Period Detached House
- 4 Reception Rooms
- 4 Bedrooms
- 2 Ensuities plus Family Bathroom
- Rear Garden
- Off Road Parking with EV Car Charger
- Rural Location
- Solar Panels



A stunning property that offers the perfect blend of comfort, luxury, and serene rural living. This beautifully designed home boasts a wealth of features that will enhance your lifestyle.

As you step inside, you'll be greeted by a spacious and inviting interior. The property boasts four generous bedrooms, providing ample space for family members or guests to rest and relax.

Additionally, the two en-suite bathrooms offer privacy and convenience, making mornings and evenings seamless.

Cefn y Coed is well-equipped with four reception rooms, giving you the flexibility to create spaces that suit your needs. Whether you envision a cozy reading nook, a formal dining area, or a playroom for the little ones, this property has it all.



Grow Property

Email: amy@growproperty.co.uk

Phone: 01357 250 223

<http://growproperty.co.uk>



Entrance Hallway

PVC double glazed windows to front and side, solid oak door to lounge

Lounge 16' 10" x 15' 9" (5.13m x 4.80m)

Wood laminate floor, PVC double glazed door window to the front aspect with views, aluminium double glazed patio door to the conservatory, wall mounted radiator, oak door to sitting room, door to stairwell

Conservatory

Aluminium double glazed windows to sides and rear, patio doors to rear garden, tiled floor, wall mounted electric heater

Sitting Room 12' 2" x 9' 9" (3.71m x 2.97m)

Wood laminate floor, wall mounted radiator, door to study/office, opening to kitchen, original solid wood ceiling beams

Office / Study 9' 5" x 6' 7" (2.87m x 2.01m)

PVC double glazed window to front with views, wood laminate floor, wall mounted radiator, original solid wood ceiling beams

Kitchen 10' 0" x 7' 10" (3.05m x 2.39m)

Fitted in 2018 a modern range of wall, drawer and base units, space for fridge freezer, space for fridge, worktop with composite sink unit with spray mixer tap, inset gas hob (gas supplied via LPG bottle in the rear garden) built in oven under and canopy extractor hood over.

PVC double glazed window to rear garden, archway opening to the dining room, wood laminate floor

Dining Room 9' 7" x 8' 8" (2.92m x 2.64m)

PVC double glazed window to the rear garden, wall mounted radiator, wood laminate floor, door to utility, door to inner hallway

Utility room 14' 4" x 4' 2" (4.37m x 1.27m)

Worktop with shelving units under, plumbing for washing machine and space for a tumble dryer, wood laminate floor, 2 PVC obscure double glazed windows to side aspect, wood door to rear garden

Inner Hallway

Door to shower room, door to guest bedroom, wood laminate floor

En-suite Two

A modern suite fitted 2018 comprising shower cubical with power shower and bi fold shower door, close coupled WC and pedestal wash hand basin, tiled walls and floor

Bedroom Four 13' 3" x 9' 7" (4.04m x 2.92m)

PVC double glazed window to front aspect, velux roof window, door to storage cupboard

First Floor Landing

Doors to bedrooms and bathroom, PVC double glazed window to front aspect with beautiful views, wall mounted radiator. Access to roof space with loft ladder

Bedroom One 11' 9" x 10' 8" (3.58m x 3.25m)

PVC double glazed window to front aspect with beautiful field views, wall mounted radiator, door to ensuite

En-suite One

A modern suite fitted 2018 comprising a walk in shower with power shower, vanity wash hand basin with cupboards under and close coupled WC. Tiled walls and floor, PVC double glazed window to rear with beautiful views

Bedroom Two 7' 10" x 6' 8" (2.39m x 2.03m)

PVC double glazed window to front aspect, wall mounted radiator

Family Bathroom

A modern suite fitted 2018 comprising panelled bath with shower attachment, pedestal wash hand basin and close coupled WC, tiled walls and floor, cupboard housing boiler, high level PVC double glazed window to side

Bedroom Three 13' 1" x 7' 5" (3.98m x 2.26m)

PVC double glazed window to rear with views, wall mounted radiator

Rear Garden

Rear Garden

An established and secluded rear garden laid mostly to lawn with a wealth of mature trees, shrubs and flowerbeds.

Patio area, paved pathway, timber decking area housing septic tank.

Access to the front via a timber gate to off road parking area with EV car charger.

A second enclosed garden also houses a timber storage shed and timber bike store

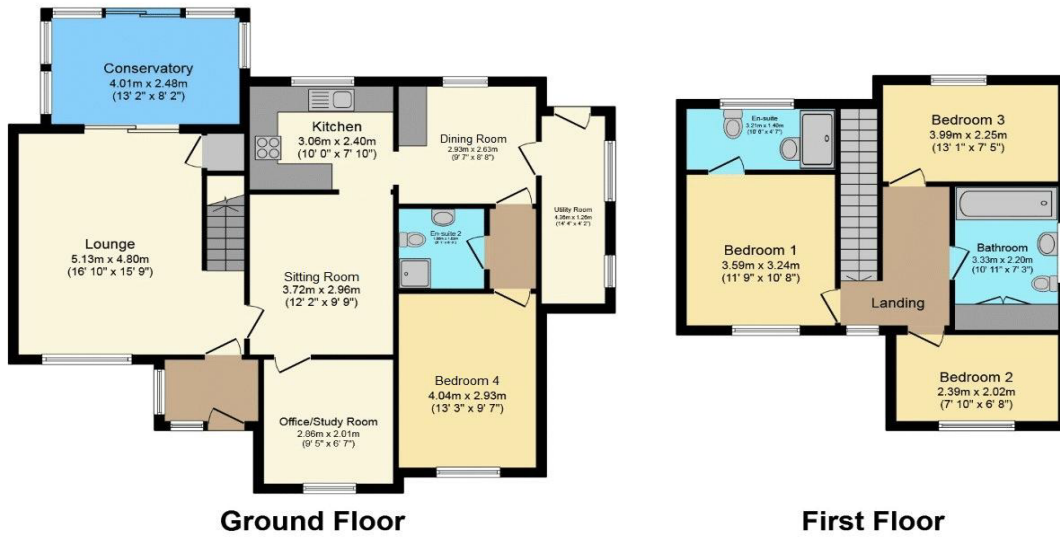
General Info

The property is close to Pantymwyn Caravan Park which is a family run private site.

The units are not available to rent and are for the exclusive use of the owners, it's open March to October each year and the site owners live onsite.

There is a small club house on-site that is located the opposite end of the caravan park.

FLOORPLANS



Total floor area 149.1 sq.m. (1,605 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focaiagent.com

DIRECTIONS

Sat Nav to the Crown Pub (CH7 5EH) from there slightly opposite is a road called Pen Y Fron Road.

Go to the very bottom of Pen Y Fron road until you see a national speed limit sign (not Llyn Y Pandy) from the national speed limit sign, keep going straight for approx 1 mile.

You'll see a sign reading PANTYMWYN CARAVAN.

Follow the road upto the right and follow it round to the right, you'll see the entrance to the caravan park.

A large white house on the right called CEFN Y COED



