

Pen Y Fron Road, Pantymywn  
Mold, Flintshire  
CH7 5EG

**Grow**  
SALES + LETTINGS

## Offers in the Excess of £450,000

- 2 - 3 Bedroom Detached Bungalow
- Large Attic Hobby Room
- Annex/Workshop/ Guest house with Bathroom
- Semi Rural Location
- Stunning Views
- Spacious Living Accommodation
- Modern, Bespoke Build and Stylish Property
- Woodland Location



Stunning Modern Detached Bungalow with a separate Annex/Workshop/Guesthouse in a Serene Woodland Setting

This modern 2 / 3 bedroom detached bungalow offers spacious rooms and modern touches, including an ensuite bathroom for added convenience and luxury. You will fall in love with the wrap-around gardens that provide a peaceful escape and beautiful views of the surrounding nature.

This property is perfect for those seeking a tranquil and secluded retreat while still being within easy reach of local amenities with the historic market town of Mold a short drive away. Whether you want to enjoy the outdoors in your own backyard or unwind in the detached guesthouse, this home offers the perfect blend of comfort and natural beauty. Don't miss out on this rare opportunity to own your own slice of paradise.



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#### Front

Set back from the road with off road parking for circa 3 vehicles, there is a large flagged area, decorative pebbles, wraparound gardens with shrubs and flower beds. Access to the detached guest house. Access to the rear garden via a timber gate. Recessed canopy porch with a composite decorative door opening to the Entrance Hallway

#### Entrance Hallway

Solid Oak doors to Sitting Room, Bathroom, Bedrooms and glazed double doors to Dining Room. Wood floor, wall mounted radiator, coved ceiling

#### Sitting Room 13' 1" x 11' 3" (3.98m x 3.43m)

Wood floor, PVC double glazed window to front aspect, wall mounted radiator, coved ceiling, carpeted floor

#### Family Bathroom 13' 1" x 8' 4" (3.98m x 2.54m)

A modern suite comprising a deep free standing bath with shower attachment and waterfall mixer tap, vanity wash hand basin with cupboards, enclosed cistern WC. Tiled walls and floor, solid oak door to boiler cupboard, wall mounted radiator, chrome towel radiator, PVC obscure double glazed window to side



#### Bedroom Two 13' 2" x 11' 11" (4.01m x 3.63m)

PVC double glazed windows to front aspect and side aspect, wall mounted radiator, coved ceiling, carpeted floor, solid oak door to Ensuite

#### Bedroom One 15' 6" x 11' 11" (4.72m x 3.63m)

Fitted 4 sliding door wardrobes, PVC double glazed window to side with woodland views, wall mounted radiator, coved ceiling, carpeted floor



#### Dining Room 14' 0" x 11' 5" (4.26m x 3.48m)

Wood floor, opening to Kitchen, glazed double doors to Lounge, wall mounted radiator, coved ceiling



#### Kitchen 10' 10" x 13' 1" (3.30m x 3.98m)

A modern and style range of wall, drawer and base units, worktop with flush electric hob with oven under and canopy extractor fan over, integrated fridge, stainless steel sink unit with mixer tap. Coved ceiling, tiled floors, PVC double glazed windows to rear and side, PVC double glazed door to side aspect, solid oak door to Utility



**Utility room** 13' 1" x 5' 8" (3.98m x 1.73m)

Plumbing for washing machine and space for tumble dryer, worktop with wall cupboards, tiled floor, space for a fridge freezer, stairs to first floor, covered ceiling, PVC double glazed window to side, PVC double glazed door to side

**Attic Room** 22' 11" x 16' 3" (6.98m x 4.95m)

A vast room with two velux windows, alcove storage space, wall mounted radiator, wood laminate floor, insulated through with eaves lighting



**Lounge** 19' 6" x 14' 2" (5.94m x 4.31m)

PVC double glazed box bay window to side aspect with woodland views, coved ceiling, PVC double glazed door to ceiling windows to side overlooking the garden, PVC double glazed french doors to garden, log burner fire with marble hearth, two wall mounted radiators, coved ceiling, carpeted floor



**Gardens**

A beautiful and low maintenance gardens round all around the property with Indian flag stone patio areas, two timber storage shed, outside tap, exterior electric power points and a lawned area with drystone wall surround



**Annex/Workshop** 19' 0" x 12' 0" (5.79m x 3.65m)

Fully insulated, PVC double glazed french doors to front garden, tiled floor, solid oak door to En Suite



**En-Suite**

A modern suite comprising a shower cubical with power shower, close coupled WC and wash hand basin.

Obscure PVC double glazed window to the side, tiled floor

**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.

The detached bungalow is called Mount Alyn

## FLOORPLANS

