

REID & ROBERTS

INDEPENDENT ESTATE & LETTING AGENTS

Cilcain Road, Pantymwyn

Offers over £325,000



- THREE BEDROOM DETACHED COTTAGE
- TWO RECEPTION ROOMS
- CONSERVATORY
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- LANDSCAPED GARDENS
- STUNNING VIEWS OVER MOEL FAMMAU
- PRIVATE



Cilcain Road, Pantymwyn

NO ONWARD CHAIN* *STUNNING VIEWS ACROSS COUNTRYSIDE AND MOEL FAMMAU* *OFF ROAD PARKING AND LANDSCAPED GARDENS* *VIEWINGS HIGHLY RECOMMENDED

If you are looking for a remarkable traditional cottage with views across Moel Fammau and stunning mountains as well as being within a sought after village close to the local amenities, this is the property for you!

Reid & Roberts Estate Agents are delighted to offer For Sale this Stunning Three Bedroom Traditional Detached Property. It is offered to the market with No Onward Chain, beautiful landscaped gardens with views across Moel Fammau as well as being situated within the sought after village location of Pantymwyn.

The ground floor provides two reception rooms including a Dining Room and a Dual Aspect Lounge. The lounge gains access into the feature circular conservatory with views to all elevations, the dining room leads into the open plan kitchen with windows to the rear and side as well as housing an Oil fired Stanley cooker which is linked to the hot water cylinder forming the central heating system.

To the first floor you will find Three Good Sized bedrooms to the left hand side of the landing and a three piece family bathroom suite to the right.

Outside the property is a particular feature with stunning views to all elevations over adjacent countryside and over towards Moel Fammau, offered with off road parking leading to the detached double garage which houses the oil tank to the rear, the rear/ side garden is beautifully landscaped which is mainly laid to lawn with mature trees and hedging giving the property the ideal amount of privacy. You will also find a glass green house, timber wooden shed and a built up outbuilding providing further storage space.

Location

The property is a short distance from Loggerheads Country Park within an SSSI area (Site of Special Scientific Interest). The village of Pantymwyn offers a local shop/post office and is home to Mold golf course. Nearby the market town of Mold 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. * VIEWING HIGHLY RECOMMENDED*

Accommodation Comprises:

Upvc double glazed door with knocker opens into:

Entrance Hallway

0.97m x 0.88m (3'2" x 2'11")

Circular double glazed leaded window to the side elevation and a built in cupboard with wooden

Louvre doors.

Wooden door opens into:

Dining Room

4.91m x 2.43m (16'1" x 8'0")

Double glazed window to the front elevation with views across Moel Fammau and the beyond, further circular decorative leaded window to the front elevation, double panelled radiator, inste brick fireplace with raised brick hearth, wooden panelled ceiling and a door leads to the first floor accommodation.

Wooden door leads into:

Kitchen

3.86m x 2.93m (12'8" x 9'7")

Housing a range of wall and base units with complementary roll top work surfaces over, inset stainless steel sink and drainer unit with mixer tap over, built in Bosch electric oven with four ring



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Bosch electric hob over, integral fridge freezer, built in washing machine, floor standing oil Stanley cooker connecting to hot water cylinder forming part of the heating system, wall mounted heating controls, wall mounted electric fuse box and consumer unit, tiled flooring, splash back tiling, wooden panelled ceiling with loft access point and two double glazed windows to the rear and side elevation.

Upvc double glazed frosted door opens to the rear elevation.

Double Doors Off Dining Room Lead into:

Lounge

5.64m x 3.16m (18'6" x 10'4")

Dual aspect room with double glazed window to the front elevation overlooking Moel Fammau and mountain range, further timber double glazed window to the rear elevation, double panelled radiator, recessed fireplace housing Jotul Swedish log burner set on tiled hearth with matching tiled backdrop and wooden mantle over.

Upvc double glazed sliding door opens into:

Conservatory

3.27m x 2.29m (10'9" x 7'6")

Double glazed units to all elevations with double glazed door opening into the garden.

First Floor Accommodation

Landing

To the left hand side you will find access into the bedrooms and to the right is access into the bathroom, smoke alarm, loft access point and a double glazed window to the rear elevation.

Bedroom One

3.76m x 3.70m (12'4" x 12'2")

Double glazed window to the front and side elevation, double panelled radiator and a original cast iron fireplace with open grate.

Bedroom Two

4.31m x 2.46m (14'2" x 8'1")

Double glazed window to the front and side elevation with views over towards Moel Fammau,

double panelled radiator and original fireplace with open grate.

Bedroom Three

2.94m x 2.89m including wardrobes (9'8" x 9'6" including wardrobes)

Double glazed window to the side elevation, single panelled radiator, original fireplace with open grate and built in wardrobes with hanging rail and shelving.

Bathroom

2.70m x 1.78m (8'10" x 5'10")

Three piece suite comprises: P shaped panelled bath with taps and wall mounted electric shower over with glazed screen across, pedestal sink unit, low flush WC, built in cupboard housing hot water cylinder, further built in cupboard with slatted shelving, fully tiled walls and flooring, double panelled radiator and a double glazed window to the rear elevation.

Outside

To The Front

The property is approached via double wrought iron gates with matching pedestrian gate opening onto a block paved driveway providing 'Off Road' parking for 3 to 4 vehicles, the driveway extends to the rear giving access to the detached double garage. Mainly laid to lawn garden to the side and front of the property with a variety of mature hedging and bushes offering the property the ideal amount of privacy as well as having the added benefit of a view across Moel Fammau. Stone step leads up to the front entrance and further stoned path leads around the property giving access to the rear/ side gardens.

To The Rear

To to the rear you will find a good sized laid to lawn garden offered with mature trees and bushes to all boundaries with views across the countryside to all elevations, stoned pathway leads around the property and gives you access to the double garage, into the countryside and to the built up timber garden shed. To the rear of the garden you will also find an erect glass green house and a built up









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outhouse ideal for further storage space or further enhancement to the property.

Detached Double Garage

4.64m x 4.60m (15'3" x 15'1")

Electric roller door with single glazed window to the rear elevation.

Council Tax Band E

Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the first exit onto Lead Mills, continue to the next roundabout and take the third exit onto the Mold Denbigh Road. When you reach the next miniature roundabout turn left onto Dreflan and follow the road around onto Pwll Glas. Continue on this road for 2.8 miles and then the property can be found on the right hand side and can be made by way of our For Sale Board.

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

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.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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 1967

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 Lisa Roberts to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm

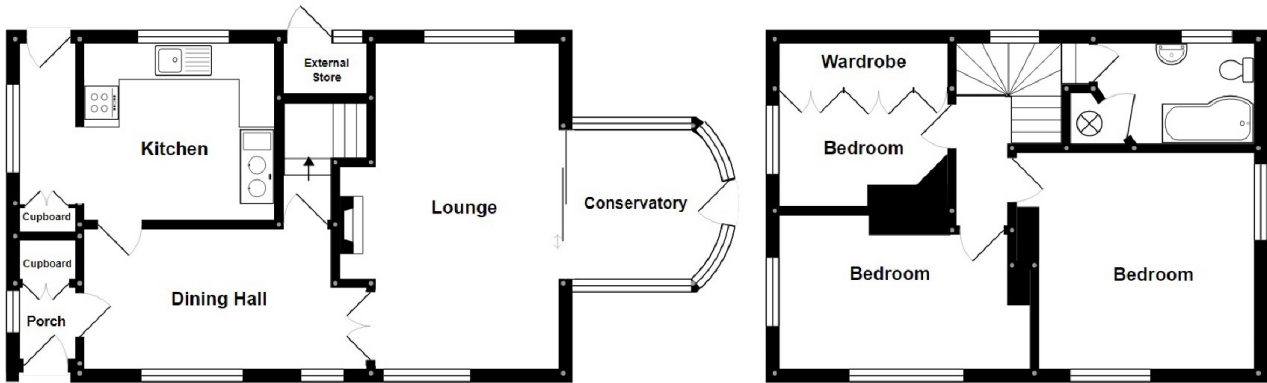
Saturday 9.15am - 4.00pm

PLEASE NOTE: WE OFFER APPOINTMENTS 7 DAYS A WEEK

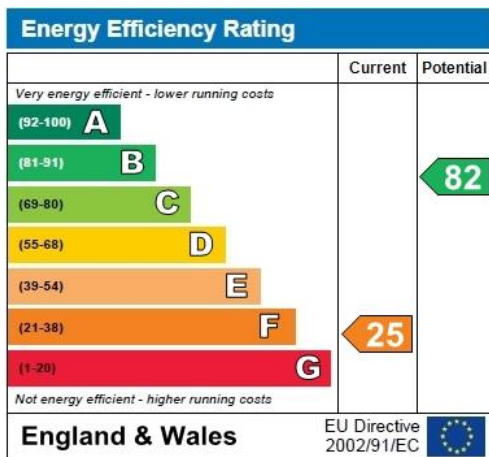
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Floor Plan



Not to Scale
For Illustrative Purposes Only



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