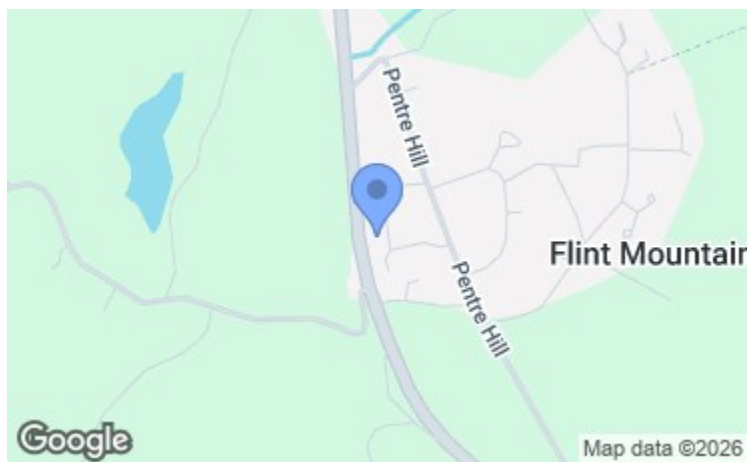


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Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

29 Plas Pen Y Glyn
Flint Mountain, Flint,
CH6 5BN

Offers Over
£475,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Occupying a desirable cul-de-sac position within the sought-after village of Flint Mountain, 29 Plas Pen Y Glyn is a beautifully presented four-bedroom detached family home offering spacious accommodation across three thoughtfully designed floors with a versatile layout. The standout feature is undoubtedly the stunning split-level open-plan living space, where floor-to-ceiling glazing and vaulted ceilings create an impressive backdrop to everyday family life whilst framing far-reaching countryside views. Complemented by a modern fitted kitchen with central island, two en-suite bedrooms, a double garage and attractive landscaped gardens, this is a home perfectly suited to modern family living.



Location

Flint Mountain remains one of Flintshire's most desirable residential villages, offering a peaceful setting with excellent commuter connections. The A55 Expressway is easily accessible, providing straightforward links to Chester, Liverpool, Manchester and the North Wales coastline. Nearby Mold, just a short drive away, offers an excellent range of independent shops, cafés, restaurants, supermarkets and highly regarded schools. The area is also surrounded by beautiful countryside, providing easy access to numerous walking routes, outdoor pursuits and the stunning North Wales landscape

External



To the front, the property benefits from a block-paved driveway providing parking for two vehicles alongside a shingled frontage and access to the integral double garage, which benefits from an electric roller door and internal access.

Entrance Hall

3.37 x 2.88 (11'0" x 9'5")



A welcoming and spacious entrance hall sets the tone for the property, featuring attractive wood flooring, a radiator, pendant lighting and a useful cloak storage area. A striking central staircase rises through the heart of the home, creating a wonderful sense of space and light throughout all three floors. Descending from the main entrance level, a secondary hallway provides access to a substantial storage cupboard and opens into the superb open-plan living accommodation.

Garden



The landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring gravel pathways, raised planted borders, mature shrubs and multiple seating areas.



Garage

4.82 x 5.31 (15'9" x 17'5")

Integral double garage, which benefits from an electric roller door and access door from the side with power and lighting.

Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band G - Flintshire County Council.

AML

Anti-Money Laundering Verification Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Primary Bedroom
4.85 x 3.12 (15'10" x 10'2")



Continuing the sense of space, the upper landing provides access to the principal bedroom suite and Bedroom Two.

A superb principal suite offering generous proportions, carpeting, two front-facing windows, fitted mirrored wardrobes and additional built-in storage. The room enjoys a bright and airy feel and provides ample space for substantial bedroom furniture.

Ensuite
2.69 x 1.26 (8'9" x 4'1")



Beautifully presented with stone-effect flooring, walk-in

shower with rainfall showerhead, WC, wash basin, chrome heated towel rail, LED lighting and ventilation.

Bedroom
3.97 x 3.46 (13'0" x 11'4")



Another excellent double bedroom benefiting from fitted mirrored wardrobes, radiator, carpeting and two windows allowing plenty of natural light.

Ensuite
2.13 x 1.15 (6'11" x 3'9")



Finished to a high standard with a contemporary suite comprising walk-in shower with rainfall showerhead, WC, wash basin, chrome heated towel rail and stylish tiled finishes.

Office/ Bedroom
3.11 x 2.81 (10'2" x 9'2")



Positioned to the front of the property, this versatile room is currently utilised as a office but would equally make an excellent bedroom, playroom or snug. Finished with carpeting, a radiator, pendant lighting and a double-glazed window overlooking the front elevation.

Cloakroom
1.10 x 1.80 (3'7" x 5'10")

A stylish and practical ground floor cloakroom fitted with a white suite comprising WC and wash hand basin, complemented by stone-effect flooring, radiator, tiled splashback, ventilation and a double-glazed window.

Dining Area
4.60 x 3.44 (15'1" x 11'3")



Undoubtedly the heart of the home, this stunning open-plan space has been thoughtfully designed for modern family life and entertaining. The dining area enjoys attractive wood flooring, a radiator and ample space for a large dining table, whilst a glazed balustrade overlooks the impressive lower living area below.

Kitchen
4.82 x 3.15 (15'9" x 10'4")



The contemporary kitchen is fitted with an excellent range of contrasting light grey and dark grey wall and base units, complemented by white work surfaces. Integrated

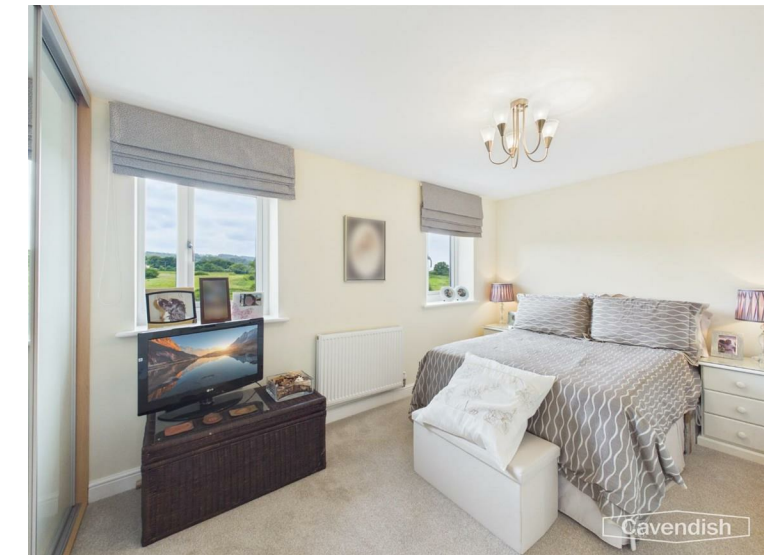
appliances include an AEG induction hob, double electric oven, microwave, dishwasher and fridge freezer. A central island provides additional storage and informal breakfast seating, while a large window frames attractive views across the rear garden and surrounding countryside. LED lighting enhances the sleek modern finish.

onto the elevated patio terrace, seamlessly blending indoor and outdoor living. The elevated position captures wonderful views across the surrounding countryside, making this an exceptional entertaining and relaxation space.

Balcony
4.86 x 2.71 (15'11" x 8'10")

room or home office. Bright and spacious with full-height windows, carpeting, radiator and pendant lighting.

Bedroom
4.02 x 2.97 (13'2" x 9'8")



An elevated patio terrace accessed directly from the family room enjoys attractive countryside views and features a retractable privacy screen, creating the perfect setting for entertaining or relaxing outdoors.

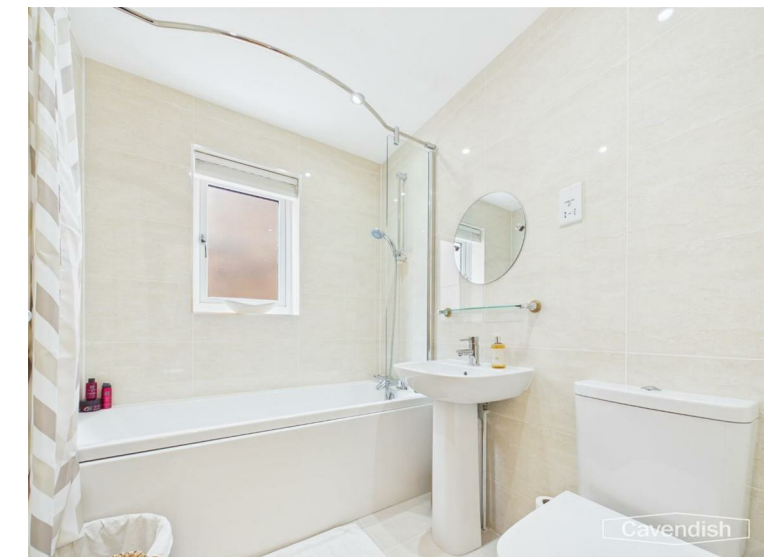
A generously proportioned double bedroom featuring fitted mirrored wardrobes, two double-glazed windows, radiator and ample space for freestanding furniture.

Living Room
4.53 x 3.98 (14'10" x 13'0")

Utility
3.57 x 1.55 (11'8" x 5'1")

Library/ Bedroom
4.83 x 4.31 (15'10" x 14'1")

Family Bathroom
2.13 x 1.72 (6'11" x 5'7")



A spectacular split-level reception room featuring a double-height vaulted ceiling and floor-to-ceiling glazing, flooding the room with natural light and creating a breathtaking focal point. Dual-aspect windows and glazed doors open directly

Conveniently positioned off the kitchen, the utility room continues the stylish cabinetry and work surfaces found within the kitchen. There is space and plumbing for laundry appliances, a stainless-steel sink, additional storage, radiator and external door providing access to the side of the property. A separate plant room houses the Worcester gas-fired boiler, hot water cylinder and further storage facilities.

The spacious landing enjoys excellent natural light and provides access to the family bathroom, an additional reception room/bedroom and Bedroom Three. An exceptionally versatile room currently used as an additional living area but equally suited as a large fifth bedroom, games

Beautifully appointed with stone-effect flooring and a modern white suite comprising panelled bath with shower over, wash basin, WC, chrome heated towel rail, illuminated mirror, LED lighting and ventilation.