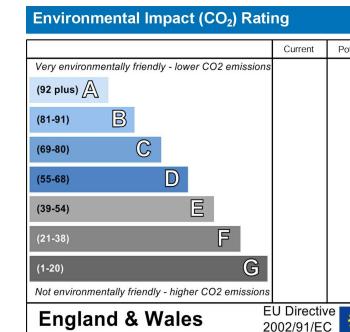
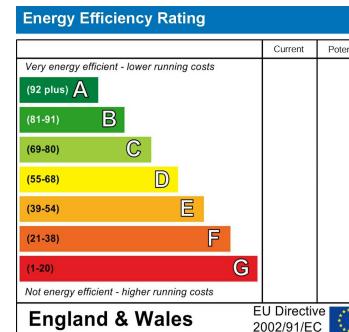


15, Lon Cilan
Cilcain, Mold, Flintshire
CH7 5PL

Price
£400,000



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 1974

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.

Nestled in the heart of the breathtaking Clwydian Range, this charming four-bedroom detached home enjoys an enviable position in the highly sought-after village of Cilcain. Surrounded by rolling countryside and scenic walking routes, including access to Moel Famau, the property offers an exceptional opportunity to embrace village life within an Area of Outstanding Natural Beauty. Set back with private frontage and generous gardens, the home provides versatile accommodation, excellent outdoor space including orchard and studio potential, and exciting scope for a buyer to place their own stamp on a well-loved property. Cilcain itself is renowned for its strong community spirit, popular primary school, village pub and easy access to the market town of Mold, while superb road links via the A55 offer convenient commuting to Chester, Wrexham and beyond. A wonderful opportunity to secure a spacious family home in one of Flintshire's most desirable rural villages.

LOCATION



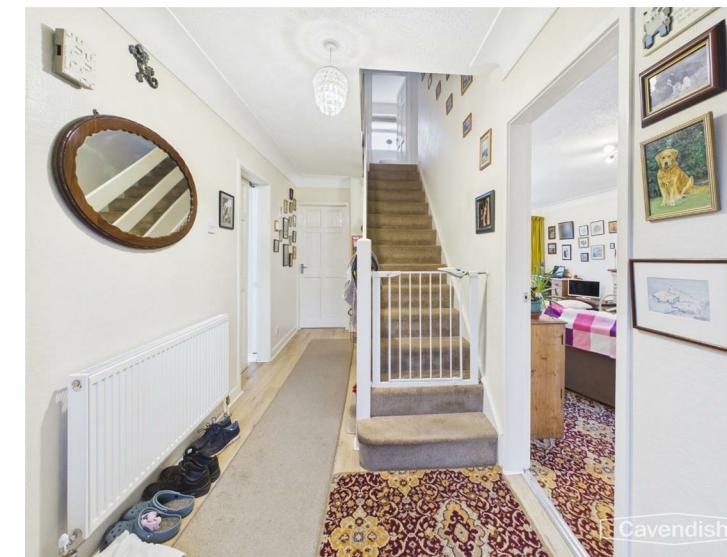
EXTERNAL



Nestled within the breathtaking Clwydian Range, the picturesque village of Cilcain is widely regarded as one of Flintshire's most desirable rural communities. Cilcain benefits from a popular village primary school, historic parish church, traditional village pub and an active community hall hosting regular events. The village enjoys a welcoming atmosphere, making it particularly appealing to families and those looking to downsize without compromising on surroundings. Despite its tranquil setting, Cilcain is well positioned for connectivity. The market town of Mold is just a short drive away, offering a wide range of shops, supermarkets, cafés and leisure facilities. Excellent road links via the A55 provide straightforward access to Chester, Wrexham and the wider North West.

Approached via a shingle driveway providing off-road parking for two vehicles, a wooden gated entrance opens into a private shingle front garden, screened by mature hedgerow and planting. A paved patio wraps around the property, enhancing its outdoor appeal.

ENTRANCE HALLWAY



A wood and glazed panel front door opens into the entrance hallway, appointed with wood-effect vinyl flooring, radiator, ceiling light pendant and useful alcove space ideal for coat storage. Doors lead to the principal ground floor accommodation.

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.

DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ - Head towards Tyddyn St 0.2 mi At the roundabout, take the 1st exit onto Lead Mls/A541 0.1 mi At the roundabout, take the 3rd exit onto Hall View/A541 5.1 mi Turn left 0.8 mi Turn right 0.7 mi Turn left onto Lon Cilan Destination will be on the left 0.1 mi - 15 Lon Cilan Cilcain, Mold CH7 5PL

GARDEN



GARDEN STUDIO



The rear garden is undoubtedly a highlight of the property. A paved patio seating area sits directly behind the house, leading onto a generous lawn bordered by fencing and raised flower beds planted with shrubs and vegetable patches.

ORCHARD



Midway through the garden, a greenhouse and additional sheds provide excellent storage and growing space. A dividing fence opens into a further section of garden, where a fruit orchard awaits — a wonderful addition for keen gardeners.

A substantial outbuilding offers exciting potential as a potting shed, studio or home office, complete with electricity, external tap, cabinetry and sink. Further sheds enhance this beautifully established outdoor space.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AGENTS NOTES

Solar Panels Owned

Newly Installed Worcester Oil Fired Boiler

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

LIVING ROOM



open archway into the kitchen.

KITCHEN



The living room is a welcoming and comfortable space, featuring carpeted flooring, dual ceiling light pendants and charming coved ceilings. A double-glazed window overlooks the front aspect, while sliding doors open seamlessly to the exterior. A woodburning stove set within a stone surround provides a striking focal point, creating a warm and homely atmosphere.

DINING ROOM



The dining room continues the ground floor's cohesive flow, offering a bright and practical entertaining space. With double-glazed windows to the front elevation, radiator and ceiling light pendant, this room leads naturally through an

Barn-style split doors with glazed panels lead through to the rear hallway, creating character and connectivity between the internal and external areas.



HALLWAY

The rear hallway provides access to both the front and rear gardens via barn-style doors, offering practical day-to-day convenience.

UTILITY

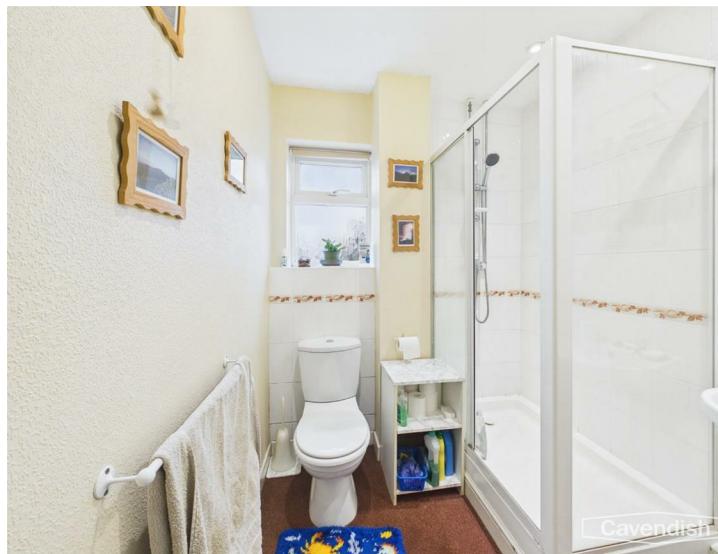
The utility room is neatly tucked away and fitted with wood wall and base units, green worktops, stainless steel sink and plumbing for washing machine and dryer. Black tiled flooring and tiled splashbacks ensure durability, making this an excellent hidden working space.

STORE

Beyond the utility is a further store room housing the Worcester oil-fired boiler and additional cabinetry.

GARAGE

This leads through to the main garage, complete with lighting, electricity and up-and-over door, providing secure storage or workshop potential.

DOWNSTAIRS BATHROOM

Conveniently located on the ground floor, the shower room is fitted with a white WC and wash basin, white tiled splashbacks and a sliding glass shower enclosure with chrome fittings. A radiator with towel rail, ceiling pendant lighting and a double-glazed window providing ventilation complete the room. A useful storage cupboard is accessed from this space.

LANDING

Carpeted stairs rise to the first floor landing, which provides access to all four bedrooms and the family bathroom. There is a ceiling light pendant and airing cupboard.

BEDROOM 1

Positioned to the front of the property, the principal bedroom is carpeted and benefits from a double-glazed window overlooking the front aspect. Built-in wardrobes provide excellent storage, alongside radiator and ceiling light pendant.

BEDROOM 2

A generous double bedroom with carpeted flooring, radiator and double-glazed window enjoying attractive rear views across the garden and countryside beyond.

BEDROOM 3

A well-proportioned bedroom featuring carpeted flooring, radiator, double-glazed window and built-in storage cupboard.

BEDROOM 4

Another good-sized bedroom with carpeted flooring, radiator, double-glazed window to the front and built-in wardrobe, offering flexibility as a guest room, nursery or home office.

BATHROOM

The family bathroom comprises a white suite including bath, WC and wash hand basin. White floor-to-ceiling tiling surrounds the bath area, with radiator, double-glazed window for ventilation and decorative light fittings completing the space.