



2 CAE'R GOG, PANTYMWYN
OFFERS OVER £550,000



SIGNATURE
PROPERTY PARTNERS

Cal'r Gog, Pantymwyn



Set within the sought-after village of Pantymwyn, with views towards Moel Famau and the surrounding countryside, this exceptional five-bedroom detached home offers over 2,100 sq.ft. of beautifully refurbished living space, designed for modern family life. The setting perfectly balances privacy and convenience. From the bedroom windows, far-reaching views towards Moel Famau provide a daily reminder of the landscape on your doorstep, while peaceful surroundings create a calm and relaxed environment just minutes from Mold.

At the heart of the home is a stunning open-plan kitchen and dining space, thoughtfully designed for both everyday living and entertaining. This sociable room flows effortlessly, with a large central island, defined dining area and doors opening out to the garden, ideal for hosting, family gatherings, or simply enjoying the space day to day.

A separate living room offers a more intimate retreat, centred around a log burner that brings warmth and atmosphere during the colder months. A second reception room provides valuable flexibility and is currently used as a gym, though would work equally well as a home office, snug or playroom. A utility room, cloakroom and WC complete the ground floor.



Upstairs, the bedrooms are well-proportioned and thoughtfully arranged. The main bedroom enjoys its own en-suite and elevated outlook, while a second bedroom also benefits from en-suite facilities. The remaining rooms offer versatility for family, guests or working from home, all finished to the same high standard and offering built in storage space. The main bathroom features both a bath and separate shower, designed with comfort and practicality in mind.

Externally, the property is approached via a large private driveway, providing ample parking and a strong sense of arrival. The rear garden offers space to relax and entertain, with a lawn and seating areas that make the most of the peaceful surroundings.

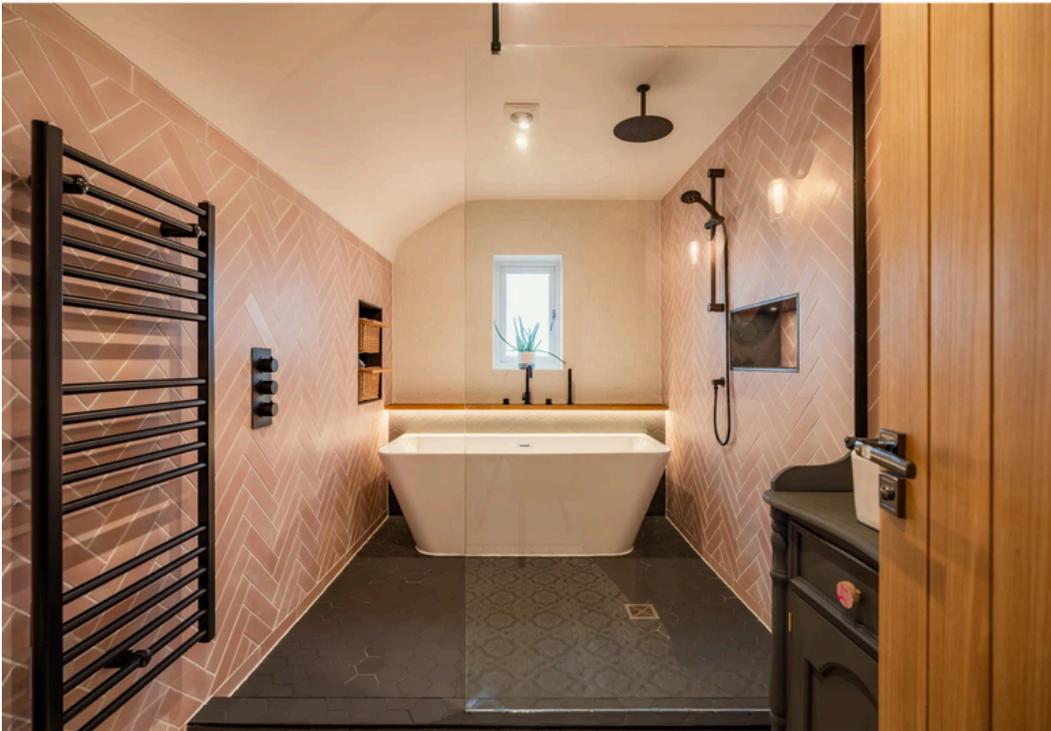
Pantymwyn remains one of the area's most desirable village locations, known for its quiet charm, access to beautiful countryside and proximity to Mold. With scenic walking routes, including Moel Famau, easily accessible from the doorstep, the location offers a lifestyle that combines outdoor living with everyday convenience.

This is a home that offers space, setting and quality in equal measure, perfectly suited to modern family living in one of North Wales' most desirable locations.

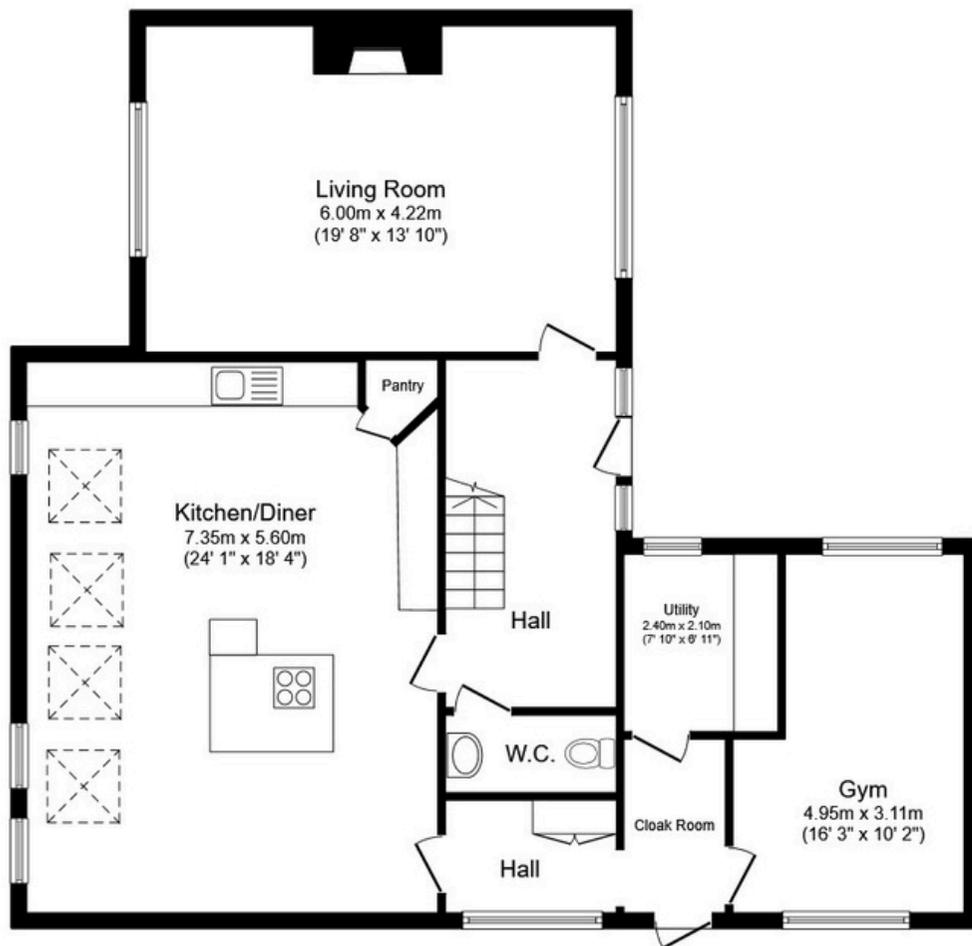






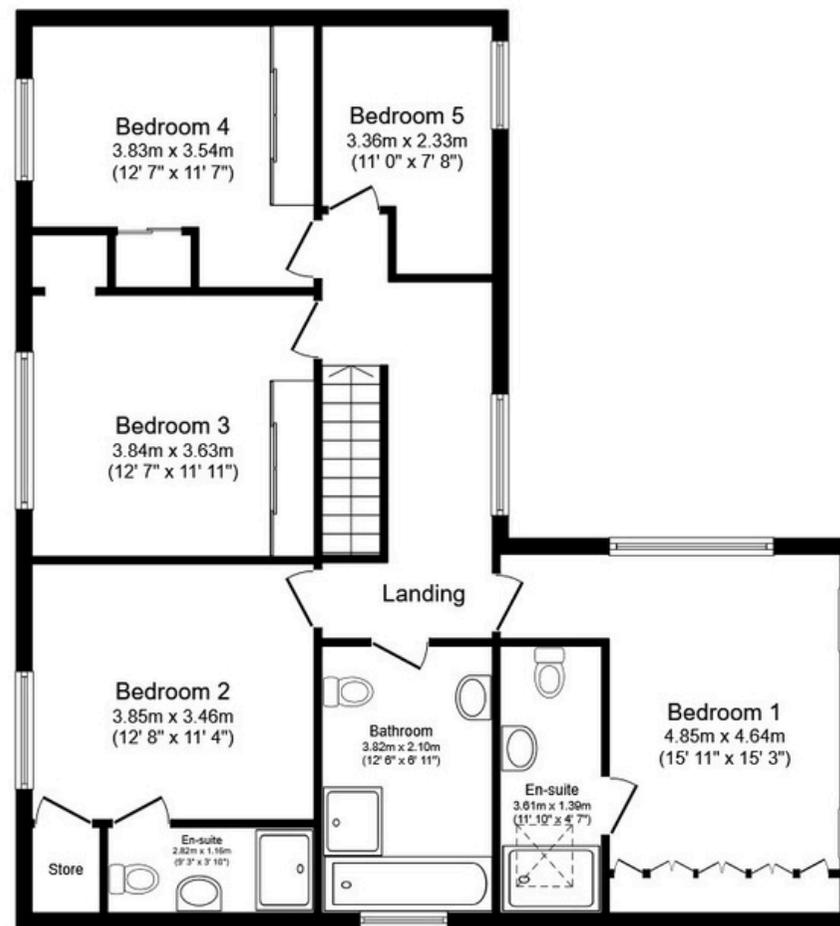






Ground Floor

Floor area 111.9 sq.m. (1,205 sq.ft.)

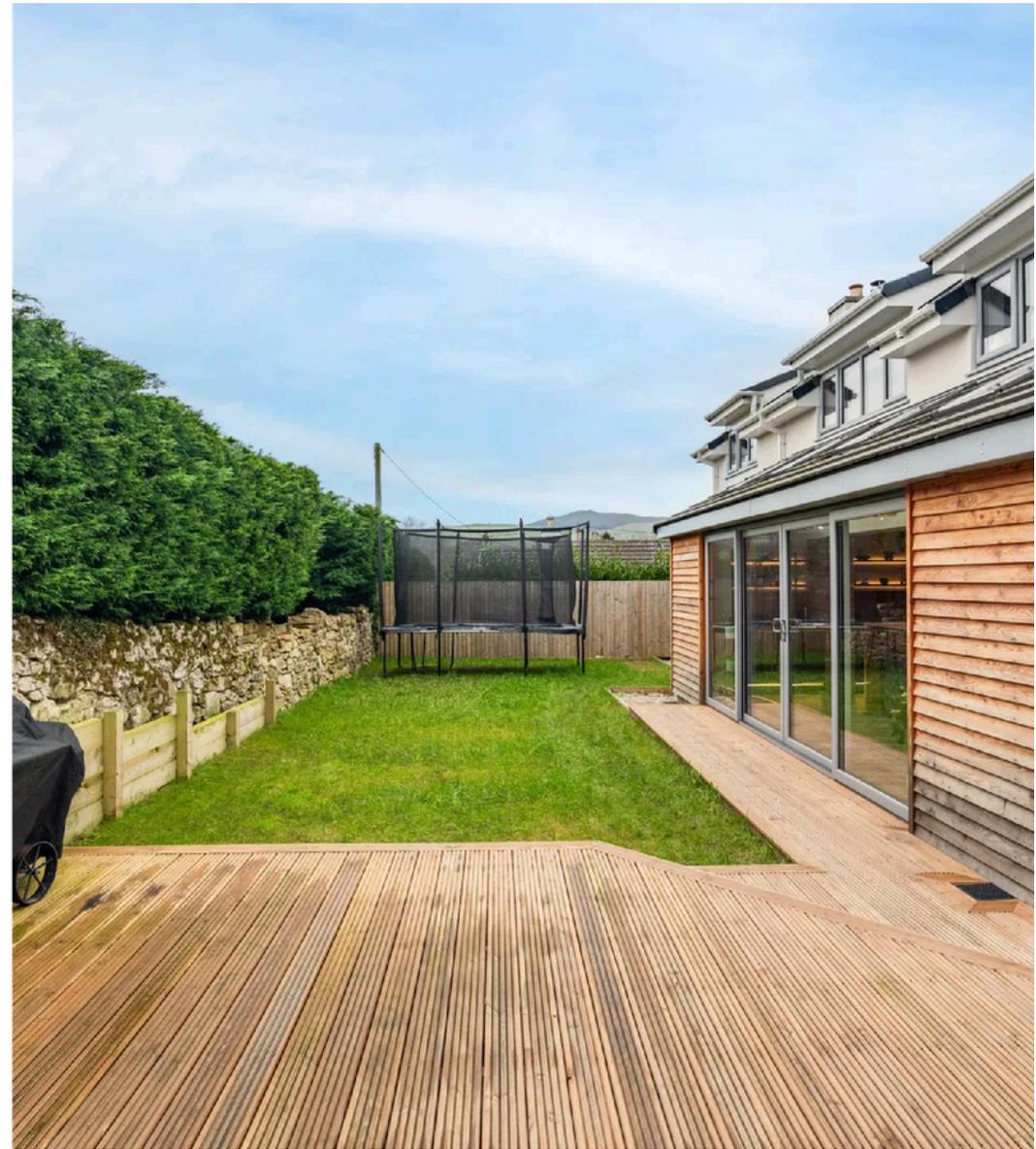


First Floor

Floor area 98.3 sq.m. (1,058 sq.ft.)

Total floor area: 210.2 sq.m. (2,263 sq.ft.)

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



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 - 100) | A | | |
| (81 - 91) | B | | |
| (69 - 80) | C | 71 | 79 |
| (55 - 68) | D | | |
| (39 - 54) | E | | |
| (21 - 38) | F | | |
| (1 - 20) | G | | |
| Not very energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |