



## Cilcain Road

Pantymwyn,  
Mold, Flintshire CH7 5EH

Price  
**£285,000**

**\*\* NO ONWARD CHAIN \*\*** A three bedroom detached bungalow standing in a slightly elevated setting amidst private and beautifully landscaped gardens of about 0.3 acre located in the heart of this popular rural village only a short distance from Mold Golf Club and some three and a half miles from the county town. Offering potential for refurbishment and extension (subject to consents), it affords: entrance hall, lounge with adjoining dining room, kitchen, three bedrooms and shower room. Modern double glazing and part Economy 7 heating. A long driveway providing parking and garage. Delightful gardens providing extensive lawns with well stocked and mature flower and shrub borders throughout, and to the rear it extends into an area of natural woodland.

**\*\* INSPECTION HIGHLY RECOMMENDED \*\***

## LOCATION

Pantymwyn is a popular residential village some three and a half miles from the county town of Mold which provides a wide range of facilities catering for most daily requirements. Local amenities include Mold Golf Club and a general store and post office to the village centre.

## THE ACCOMMODATION

Hardwood panelled and glazed door leading to:

### LONG CENTRAL HALL

With access to the roof void, fitted airing cupboard with lagged cylinder with immersion heater and slatted shelf, and electric night storage heater.

### LOUNGE

4.29m x 3.61m (14'1" x 11'10")

A well lit room with three double glazed windows, coved ceiling, tv point and electric night storage heater. Archway to the dining room.



### DINING ROOM

2.69m x 2.57m (8'10" x 8'5")

Double glazed french windows opening to the rear garden, further double glazed window, serving hatch to kitchen, coved ceiling and electric night storage heater.



### KITCHEN

3.35m x 2.69m (11'0" x 8'10")

Fitted base and wall units with roll edged stone effect working surfaces to include a space for slot-in electric cooker, an enamelled double drainer sink with under cupboard and drawer, and void and plumbing for washing machine. Tiled splashback, ceramic tiled floor, double glazed window and door to the rear.



### BEDROOM ONE

4.14m x 3.28m (13'7" x 10'9")

A well lit room with two large double glazed windows, one with pleasing aspect over the large front garden, coved ceiling and electric night storage heater.



### BEDROOM TWO

3.28m x 2.79m (10'9" x 9'2")

Double glazed window and coved ceiling.



### BEDROOM THREE

2.90m x 2.39m (9'6" x 7'10")

Double glazed window and coved ceiling.



### SHOWER ROOM

1.98m x 1.63m (6'6" x 5'4")

White suite comprising corner cubicle with glazed screen and mains shower, pedestal wash basin and wc. Fully tiled walls, double glazed window and wall mounted electric fan heater.

### OUTSIDE

The property stands within extensive grounds of about 0.3 acre. It is approached over a long driveway which extends along the left hand boundary, providing ample space for parking and access through to a large garage.

### GARAGE

5.84m x 2.77m (19'2" x 9'1")

With electric light and power installed. Personal door to the side.



#### FRONT GARDEN

The front has screen hedging with large shaped lawn and established, well stocked flower and shrub borders.

#### REAR GARDEN

The rear is a particular feature of the bungalow, as there are very extensive grounds, which enjoy a high degree of privacy. They are mainly south-westerly facing with wide lawns with established flower and shrub borders which extend up into an area of natural woodland, the majority of which forms part of the property. There is an aluminium framed greenhouse.



#### COUNCIL TAX

Flintshire County Council - Council Tax Band E.

#### DIRECTIONS

From the Agent's Mold Office proceed up the High Street and through the traffic lights. At the top of the road bear left onto Pwll Glas and follow this road to the junction with Gwernaffield Road. Bear left and follow the road out of Mold. Continue through Gwernaffield village and thereafter over the brow of the hill into Pantymwyn, passing the Golf Club and Crown Inn on the left hand side. Continue along the village road for about 125 yards and the property will be found on the left hand side.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, Shauna Moore on 01352 752220 or [shauna.moore@cavendishrentals.co.uk](mailto:shauna.moore@cavendishrentals.co.uk)

#### VIEWING

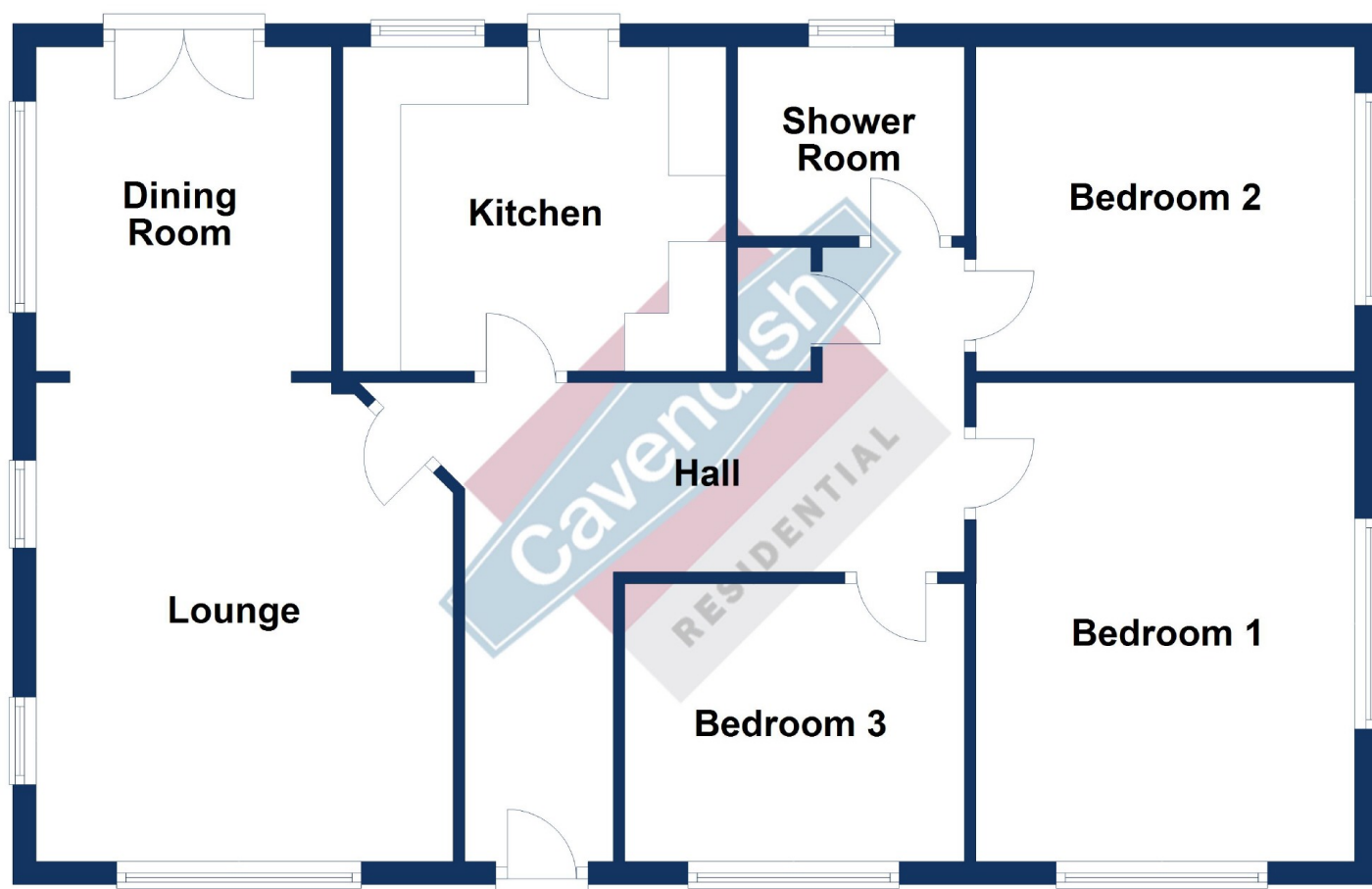
By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF



## Ground Floor



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.

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