



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	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	EU Directive 2002/91/EC

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.



Noddfa Pen Y Fron Road

Pantymwyn, Mold,
CH7 5EF

NEW
£320,000

Nestled on Pen Y Fron Road in the charming village of Pantymwyn, Mold, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and tranquillity. The property boasts a spacious layout, ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed by a warm and inviting atmosphere, with ample natural light flooding through the well-proportioned rooms. The bungalow features three generously sized bedrooms, providing plenty of space for relaxation and rest. The heart of the home is a lovely living area that opens up to a secure and sunny garden, perfect for enjoying the beautiful outdoors.

The garden is a true highlight, offering stunning open views of the surrounding countryside fields, making it an ideal spot for gardening enthusiasts or those who simply wish to unwind in a serene setting. Additionally, the property includes a detached garage, providing convenient storage or potential for a workshop.

This bungalow is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the peacefulness of rural living while still being within easy reach of local amenities. With its picturesque surroundings and comfortable living spaces, this property is a must-see for anyone looking to embrace the charm of village life in Mold.

Kitchen



Fitted kitchen with a range of wall and base units, incorporating an integrated fridge/freezer, dishwasher, under-counter oven and grill, and a four-ring hob with extractor hood over. Composite sink with mixer tap. Pleasant views over the landscaped front garden.

Living Room



PVC double-glazed window to the rear elevation along with patio doors opening onto the veranda, allowing plenty of natural light. Feature electric fireplace set within an attractive stone feature wall, creating a warm and welcoming focal point.

Entrance Hall

Accessed via a wooden door with glazed panels. Radiator and doors leading to the principal rooms.

Inner Hall



Provides access to the loft space and further rooms. Includes a large built-in storage cupboard, ideal for household storage.

Bedroom One



Double bedroom with window to the rear elevation, enjoying countryside views. Radiator and power points.

Bedroom Two



Double bedroom with double-glazed window to the front elevation. Radiator and power points.

Bedroom Three



Versatile third bedroom with window to the front elevation. Radiator and power points. This room would also make an ideal home office, study, or hobby room, offering flexible accommodation to suit a variety of needs.

Bathroom



Fully tiled walls and floor. Frosted double-glazed window to the rear elevation. Panelled bath with shower over and wash hand basin.

W/C



Frosted window to the rear elevation. Low-level WC with tiled walls and floor.

External



To the rear is a private garden, mainly laid to lawn and enclosed by established hedging, providing a good level of privacy. A wonderful elevated veranda enjoys open field views and offers a peaceful seating area, with a useful storage nook and access to the utility room.

To the front is a beautifully landscaped garden with stone wall boundaries and a pathway leading to the front door. The property benefits from off-road parking for two vehicles, along with a detached garage, which can be accessed to the rear from both sides of this attractive home.

Detached Garage

Detached garage fitted with an electric up-and-over door, providing secure parking or additional storage. Benefiting

from a rear-facing window allowing natural light, making it suitable for a variety of uses.

Utility

Accessed via a uPVC door with frosted window, the utility room is situated on the ground floor and features a window to the front elevation. The room is fitted with plumbing for a washing machine, a wash hand basin, and houses the oil boiler, providing practical ancillary space.

TENURE

FREEHOLD

COUNCIL TAX

Flintshire county council - tax band E

DIRECTIONS

Cavendish Estate Agents Ltd - Mold 1 High St, Mold CH7 1AZ - Head northeast on Chester St/A5119 toward Tyddyn St 0.2 At the roundabout, take the 1st exit onto Lead Mls/A541 0.3

At the roundabout, take the 3rd exit onto Hall View/A541 3.0 Turn left onto Nant Alyn Road 3.2 Turn left 3.5 Turn right 3.8 Turn right Destination will be on the left.

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the 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.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTORS 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 contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

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

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