



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.



Bryn Derwen Cilcain Road
Pantymwyn, Mold,
CH7 5NJ

**Offers Over
£300,000**

Bryn Derwen is a detached two-bedroom bungalow set within a generous 0.39-acre plot, offering exceptional development potential in the sought-after location of Pantymwyn. Approached via iron gates and a concrete driveway, the property is surrounded by mature hedging and lawns, with a single garage and timber shed. Inside, the accommodation includes two reception rooms, a kitchen with fitted units, and a bathroom. The home benefits from double glazing and electric heating (most units are not currently working). The sizeable plot offers scope for future development, with previous planning permission granted for two affordable homes (now lapsed).

LOCATION



PROPERTY COMPRISSES

ENTRANCE HALLWAY

Accessed via a white uPVC front door with frosted glass panel, the hallway provides access to all principal rooms. It features wood-effect laminate flooring, electric storage heater (not currently working), and neutral décor.

LIVING ROOM



A spacious and bright front-facing room with a large double-glazed window offering views over the front garden. Wood-effect laminate flooring continues underfoot, with a tiled fireplace and open hearth providing a central feature. There are multiple electric sockets, a pendant light, and original features that offer character and potential.

BEDROOM 1



A generous double bedroom with laminate flooring, storage heater, and a double-glazed window overlooking the rear garden. Light pendant and neutral walls make this a flexible space.

BEDROOM 2



Another well-proportioned double bedroom with similar flooring and finishes. This room also has a double-glazed window facing the side of the property and an electric storage heater.

BATHROOM



A functional family bathroom fitted with a white panelled bath, electric shower, wall-mounted sink, and separate WC. Tiled walls, a frosted double-glazed window, and ceiling-mounted ventilation system complete the space.

DINING ROOM



Accessed from both the living room and hallway, this room features tile-effect vinyl flooring, a traditional fireplace with stone surround, and a coal fire. A double-glazed window overlooks the side garden. The room also houses a airing cupboard with the water heater and thermostat, and there is space for dining or use as an additional sitting area.

KITCHEN



With access via the dining room and hallway, the kitchen features a range of beech-effect wall and base units, marble-effect worktops, and a stainless steel sink with drainer and mixer tap. Tile-effect vinyl flooring continues throughout. There is space for an electric cooker, and a double-glazed window provides garden views. A white uPVC side door with frosted glass opens onto the driveway, and there is a deep storage cupboard, suitable for pantry use or housing household utilities.

AGENTS NOTES

Bryn Derwen is not only a comfortable home but also presents a rare development opportunity. The property previously had planning permission granted for two affordable homes on the site (now lapsed), highlighting its future potential for builders or investors, subject to reinstating or reapplying for consent.

Survey has brought up a historic mine shaft within the boundary of the property a copy of the survey is available in our office and when viewing the property.

Storage heaters are not working the only function heater is in the hallway and is a newer unit.

TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

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.



EXTERNAL

The plot extends to approximately 0.39 acres, offering expansive lawned areas and scope for landscaping or further development. The front is accessed via iron gates and a wide concrete drive, with parking space for several vehicles. A single detached garage and wooden shed offer additional storage. The property is bordered by mature hedging, offering privacy and a rural feel.

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

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.

VIEWINGS

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

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

DIRECTIONS

From the Agent's Mold Office proceed up the High Street, through the traffic lights and take the second left hand turn thereafter onto Pwllglas. On reaching the junction bear left onto the Gwernaffield Road and follow this road out of the town. Continue through the village of Gwernaffield and thereafter into Pantymwyn. Proceed past the Golf Club and Crown Inn on the left, and continue straight ahead, and the property will be found on the left just after the turning for Cefn Bychan Road.