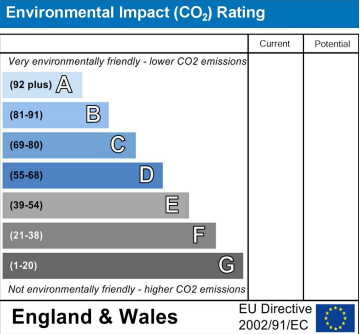
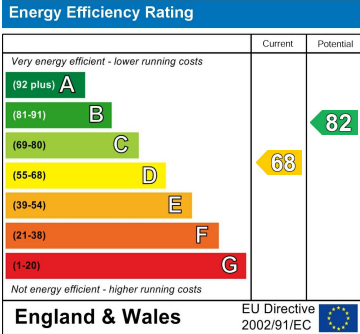




Cavendish

ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Tegfan Pen Y Fron Road

Pantymwyn, Mold,
CH7 5EG

NEW

£375,000

Nestled in the charming village of Pantymwyn, Mold, this delightful house on Pen Y Fron Road offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise both space and functionality, creating a warm and inviting atmosphere throughout.

Surrounded by the picturesque countryside, this home is not only a retreat from the hustle and bustle of city life but also offers easy access to local amenities and transport links. Whether you are looking to explore the scenic walks or enjoy the community spirit of Pantymwyn, this property is perfectly situated to take advantage of all that the area has to offer.

In summary, this house on Pen Y Fron Road is a wonderful opportunity for anyone seeking a comfortable and spacious home in a tranquil setting. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

Location

Ideally situated in the sought-after village of Pantymwyn, the property enjoys a wonderful semi-rural setting while remaining conveniently placed for everyday amenities. The village offers a popular local pub, village shop and is also home to Mold Golf Club, making this an appealing location for those seeking a peaceful lifestyle with excellent leisure facilities close by. Mold town centre is also within easy reach, providing a wider range of shops, cafés, schools and amenities.

Entrance Porch



A welcoming oak-framed storm porch provides sheltered access to the property and leads into the entrance hall.

Entrance Hall

2.07x1.69 (6'9" x 5'7")



A welcoming entrance hall with tiled flooring, timber-panelled doors and access to the principal reception rooms, kitchen and ground-floor cloakroom. Stairs rise to the first floor.

Cloakroom

1.76 x 0.93 (5'9" x 3'1")

Conveniently positioned off the entrance hall and fitted with a low-level WC and wash hand basin, Large storage cupboard and a window that allows natural light to enter, keeping the space feeling fresh and airy

Lounge

3.93 x 4.06 (12'11" x 13'4")



A particularly welcoming reception room with plenty of character, featuring exposed oak beam and a cast iron log burner creating an attractive focal point. Window looking out to the garden.

Kitchen

2.41 x 3.53 (7'11" x 11'7")



A charming country-style kitchen, perfectly suited to village life, offering a warm and practical space for both everyday family living and entertaining. Fitted with a range of wall and base units with complementary work surfaces, the kitchen incorporates an inset sink with mixer tap, hob and extractor, with space for further appliances. A particular highlight is the generously sized walk-in pantry, complete with fitted shelving and power points, providing excellent storage and a wonderfully practical addition to this inviting kitchen. The boiler is discreetly housed beneath the worktop, making efficient use of the available space. The kitchen flows naturally into the adjoining breakfast/dining area, creating a sociable and welcoming heart to the home.



Morning Room

3.13 x 2.38 (10'3" x 7'10")



A wonderful addition to the kitchen, this versatile and inviting morning room provides a relaxed space for everyday family life. There is ample room for a family dining table, with space for a fridge freezer and additional floor units providing useful storage. There is also space for a tumble dryer. An attractive oak beam adds character and warmth to the room, while wooden French doors open through to the garden room, creating an open-plan feel and allowing natural light to flow between the spaces. The doors can also be closed to create a cosy and peaceful retreat when desired.

Garden Room

6.98 x 2.27 m (22'10" x 7'5")



A stunning and generously proportioned garden room extends across the rear of the property, thoughtfully designed to maximise natural light with a series of skylights. French doors open from the living area towards the garden, providing direct access outside, creating a seamless connection between the interior and exterior spaces. Offering ample room for both dining and relaxation, this versatile and sociable space is perfectly suited to family life and entertaining throughout the year.



First Floor Landing



The staircase rises to the first-floor landing, providing access to all three bedrooms and the family bathroom, while enjoying attractive views across the surrounding countryside.

Master Bedroom



A spacious principal bedroom benefiting from its own en-suite shower room. Window to the rear elevation and

En Suite

2.05 x 1.69 m (6'8" x 5'6")



A second bathroom is fitted with a corner shower cubicle, a modern vanity basin, and a toilet. The white tiling and natural light from a window make this a fresh and practical bathroom option.

Bedroom 2

3.21 x 3.27 m (10'6" x 10'8")

A comfortable double second bedroom with a large window, radiator and power points.

Bedroom 3

2.72 x 2.67 m (8'10" x 8'9")



The third bedroom is a smaller double room, brightened by a window to the front. It is suitable for a variety of uses including a guest room or home office.

Family Bathroom

1.50 x 1.60 m (4'11" x 5'3")



This bathroom features a modern white suite including a bathtub, toilet, and wash basin. The room benefits from a window, light wood flooring, and decorative tiling, creating a pleasant and functional space.

Garden



The rear garden provides a private and versatile outdoor space, featuring a gravel patio area and a charming summer house, ideal for outdoor dining, entertaining or relaxing. A wooden gate provides access to the front of the property, while the garden is mainly laid to lawn with attractive planted borders. A gravel pathway leads through the garden to steps providing access to the driveway, with the oil tank thoughtfully enclosed for a neat and discreet finish. Overall, this is a practical garden offering a lovely space to enjoy throughout the year.

Parking



To the rear of the property is a private off-road parking area, accessed via a gravel driveway. Steps lead down to the enclosed garden space, the drive which is bordered by tall timber fencing, providing a good degree of privacy. This versatile area offers excellent potential for additional storage, outdoor seating, or further landscaping, enhancing both the practicality and enjoyment of the outdoor space.

Front Exterior



This charming detached home boasts a traditional and welcoming exterior, featuring attractive cream-rendered elevations beneath a pitched roof. The entrance is complemented by a characterful timber porch, while the front garden is beautifully established with mature shrubs and a stunning wisteria, creating an inviting approach and enhancing the home's kerb appeal.

Tenure

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

Council Tax

* Council Tax Band E - Flintshire County Council.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a 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.

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.