

Mymms Cefn Bychan Road
Pantymwyn, Mold,
CH7 5EN

Offers In Excess Of
£330,000

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.

Situated in the beautiful village of Pantymwyn, this beautifully presented home occupies a peaceful position with spectacular views towards Moel Famau and the surrounding countryside. The property offers bright, versatile accommodation including a spacious living room with patio doors opening onto a patio perfectly positioned to enjoy the stunning outlook, a well-appointed kitchen with countryside views, two well-proportioned bedrooms, a recently renovated contemporary shower room, and a useful loft room.

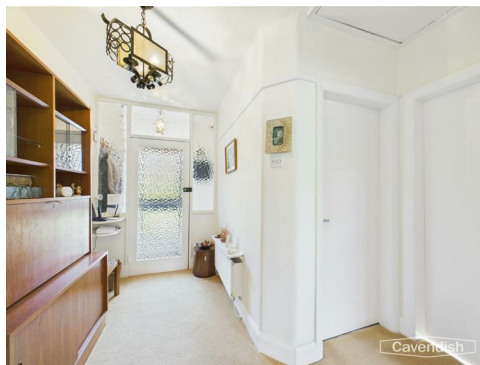
Externally, the home benefits from a sweeping driveway providing parking for multiple vehicles, a mature landscaped front garden, and a large double garage with electric door, offering excellent storage or workshop potential. With countryside walks on the doorstep and breathtaking mountain views from several aspects, this property provides an exceptional opportunity to enjoy a relaxed rural lifestyle in the sought-after village of Pantymwyn while remaining within convenient reach of local amenities and transport links.





Set within a beautiful countryside setting with spectacular views towards Moel Famau, this charming and well-maintained home offers bright and versatile accommodation, a generous double garage and a peaceful lifestyle surrounded by nature. The property enjoys an abundance of natural light throughout, with several rooms positioned to make the most of the stunning rural outlook, creating a tranquil space to relax and unwind.

Entrance Hall / Inner Hall
1.65 x 3.03 (5'4" x 9'11")



Welcoming entrance hall leading to an inner hallway via a glazed wooden door. Loft access with pull-down ladder leading to a useful loft room. Doors leading to the principal room

Kitchen
3.58 x 4.22 (11'8" x 13'10")



A well-appointed kitchen fitted with a range of wall and base units with complementary worktops over, incorporating a stainless steel sink and drainer. The kitchen includes a range cooker with oven and hob, under-counter fridge and plumbing for a washing machine. A breakfast bar provides a perfect casual dining space, while a built-in storage cupboard houses the water tank. A PVC window frames delightful countryside views, making this a bright and enjoyable space for everyday cooking.



Living Room
4.76 x 3.62 (15'7" x 11'10")



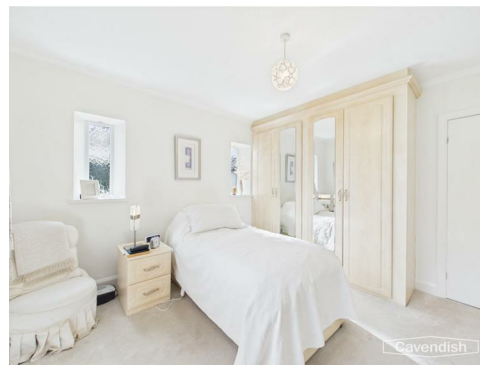
A warm and inviting living room centred around a gas fireplace, creating a cosy focal point for relaxing evenings. Patio doors open directly onto the patio area, offering the perfect place to enjoy a morning coffee or evening drink while taking in the breathtaking views across the surrounding countryside towards Moel Famau. A further window to the side elevation fills the room with natural light.



Master Bedroom
3.58 x 3.64 (11'8" x 11'11")



A light and airy principal bedroom with windows to both the front and side elevations, allowing natural light to flood the space throughout the day. The room benefits from built-in fitted wardrobes providing excellent storage. Radiator and power points.



Bedroom Two / Dining Room
30.0 x 3.58 (98'5" x 11'8")



A versatile second bedroom currently utilised as a study and dining room, offering flexibility to suit a variety of needs. Windows to the front and side elevations provide a pleasant outlook and good natural light. Radiator and power points.

Family Bathroom
2.33 x 2.01 (7'7" x 6'7")



Recently renovated shower room fitted with a modern white suite comprising a low-level WC and wash hand basin. Corner shower enclosure with glass doors, fully tiled walls and flooring, radiator, and frosted window to the side elevation.

Loft Room
4.75 x 4/34 (15'7" x 13'1"/11'6")



A useful loft room with wooden skylight window and storage within the eaves, offering additional flexible space.

Garage
4.63 x 6.97 (15'2" x 22'10")



A spacious double garage with an electric up-and-over door, offering excellent storage or workshop potential. The garage benefits from electric power points and a useful pantry/storage area. Two windows to the side elevation allow for plenty of natural light, while a UPVC side door with glass panel provides convenient access. A further rear door leads directly into the garden.

External



To the front of the property, a sweeping driveway provides ample parking for multiple vehicles and enjoys attractive views towards the surrounding mountains. A well-maintained lawn is bordered by mature shrubs and hedges, which cleverly screen the LPG tank from view. A private gated driveway leads to the double garage with electric door and side access. A pathway leads to the front entrance, while a side pathway provides convenient access to the rear garden.

To the rear this property offers an enviable rural lifestyle, surrounded by open countryside and enjoying far-reaching views towards the iconic Moel Famau. The patio and garden areas provide the perfect setting for outdoor dining, quiet mornings with a coffee, or simply taking in the ever-changing landscape. With nature and scenic walking routes on the doorstep, the property offers a peaceful retreat



Location

Cefn Bychan Road is one of the most desirable addresses in the charming village of Pantymwyn, renowned for its collection of substantial, individually designed homes and its far-reaching views towards the stunning Clwydian Hills. This highly regarded location offers a rare combination of tranquillity, natural beauty, and convenient access to local amenities.

The road itself leads directly into Loggerheads Country Park, an Area of Outstanding Natural Beauty, where residents can enjoy picturesque walks along the scenic Leete Path and the banks of the River Alyn. The surrounding countryside provides an idyllic setting for outdoor enthusiasts and those seeking a peaceful lifestyle.

Within the heart of the village, there is a convenient local shop, a welcoming local pub, and an outstanding golf course, while well-regarded primary schools can be found in the nearby villages of Gwernaffield and Cilcain.

The thriving market town of Mold is just a short drive away and offers a wide range of shops, supermarkets, leisure facilities, and excellent secondary schools. Mold is also well known for its popular twice-weekly street market.

For commuters, the location is particularly appealing, with easy access

to the major commercial centres of Chester, Deeside, and the wider North West, making Cefn Bychan Road an ideal choice for those seeking a balance between rural living and connectivity.

Tenure

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

Council Tax

* Council Tax Band E - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

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.

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 then turn left (on the right hand bend) onto Cefn Bychan Road. Follow the road around to the left whereupon the property will be found on the right hand side.