

Moel Fach Cottage
Cilcain Road, Pantymwyn, Mold, Clwyd



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An impressive contemporary home with beautifully appointed interiors, landscaped gardens and far-reaching views, set in a peaceful village setting

Moel Fach Cottage is an impressive home, thoughtfully designed to maximise natural light and make the most of its surrounding views. The property features sleek modern interiors, vaulted ceilings, engineered oak flooring, recessed LED lighting and large windows, the majority of which are triple glazed.

The ground floor is dedicated to an impressive open-plan kitchen, dining and sitting room, creating an exceptional space for everyday family life and entertaining. The vaulted ceiling with skylights, together with extensive glazing, ensures excellent natural light throughout, while large glazed doors open directly onto an elevated decked terrace. The high-specification kitchen is fitted with sleek white handleless cabinetry, quartz surfaces, a large central island with integrated Miele, NEFF and Bosch appliances, a Quooker boiling water tap and Porcelanosa flooring. Adjoining dining and sitting areas are centred around a contemporary inset fireplace. Also on this floor a double bedroom complemented by a shower room, and a cloakroom. The first floor is arranged as the remaining bedroom accommodation, comprising three well-proportioned double bedrooms. The principal bedroom features a striking architectural window with bespoke shutters and a luxurious en suite bathroom with a built-in bath, separate shower and contemporary fittings. The remaining bedrooms are served by a stylish family shower room.

The property is approached via a spacious tarmac driveway providing ample parking and access to the detached double garage. A particular feature is the expansive raised decked terrace with stainless steel and wired balustrades, providing an ideal setting for outdoor dining while enjoying the surrounding views. The landscaped tiered gardens are predominantly laid to lawn and include useful outbuildings comprising a large chicken coop and two timber storage sheds, together with a lower lawn incorporating a paved terrace.



Solar thermal panels mounted on the roof above the kitchen provide hot water for approximately five months of the year.

Location
Pantymwyn is a picturesque village on the edge of the Clwydian Range and Dee Valley National Landscape, offering a peaceful rural setting with excellent opportunities for walking, cycling and outdoor pursuits. Day-to-day amenities are available in the neighbouring village of Cilcain, while the historic market town of Mold, approximately three miles away, provides a comprehensive range of shops, supermarkets, cafés, restaurants and leisure facilities. Mold is also home to one of Wales' leading theatres, Theatr Clwyd. The surrounding area offers an excellent choice of recreational pursuits, including walking and riding along Offa's Dyke Path through the Clwydian Hills, fishing on the River Dee and horse racing at both Bangor-on-Dee and Chester. Snowdonia National Park is also within easy reach for exploring some of North Wales' most spectacular scenery. The area is well regarded for its schools, with respected independents including King's School Chester, The Queen's School Chester and Abbey Gate College, alongside highly regarded state schools serving Mold and the surrounding area. The property is well located for the motorway network via the A55, providing good access for commuting to the commercial centres of the North West and Wales. Chester has an excellent rail service with a direct line service to London

Postcode region: CH7

General
Local Authority: Flintshire County Council
Services: Mains water and electricity. Oil fired central heating. Private drainage that we understand complies with current regulations.
Council Tax: Band G | EPC Rating: C
Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,208 sq ft (205 sq m)
1 reception rooms
4 bedrooms
3 bathrooms
Double garage
Gardens
Freehold
Village location

Guide price £700,000



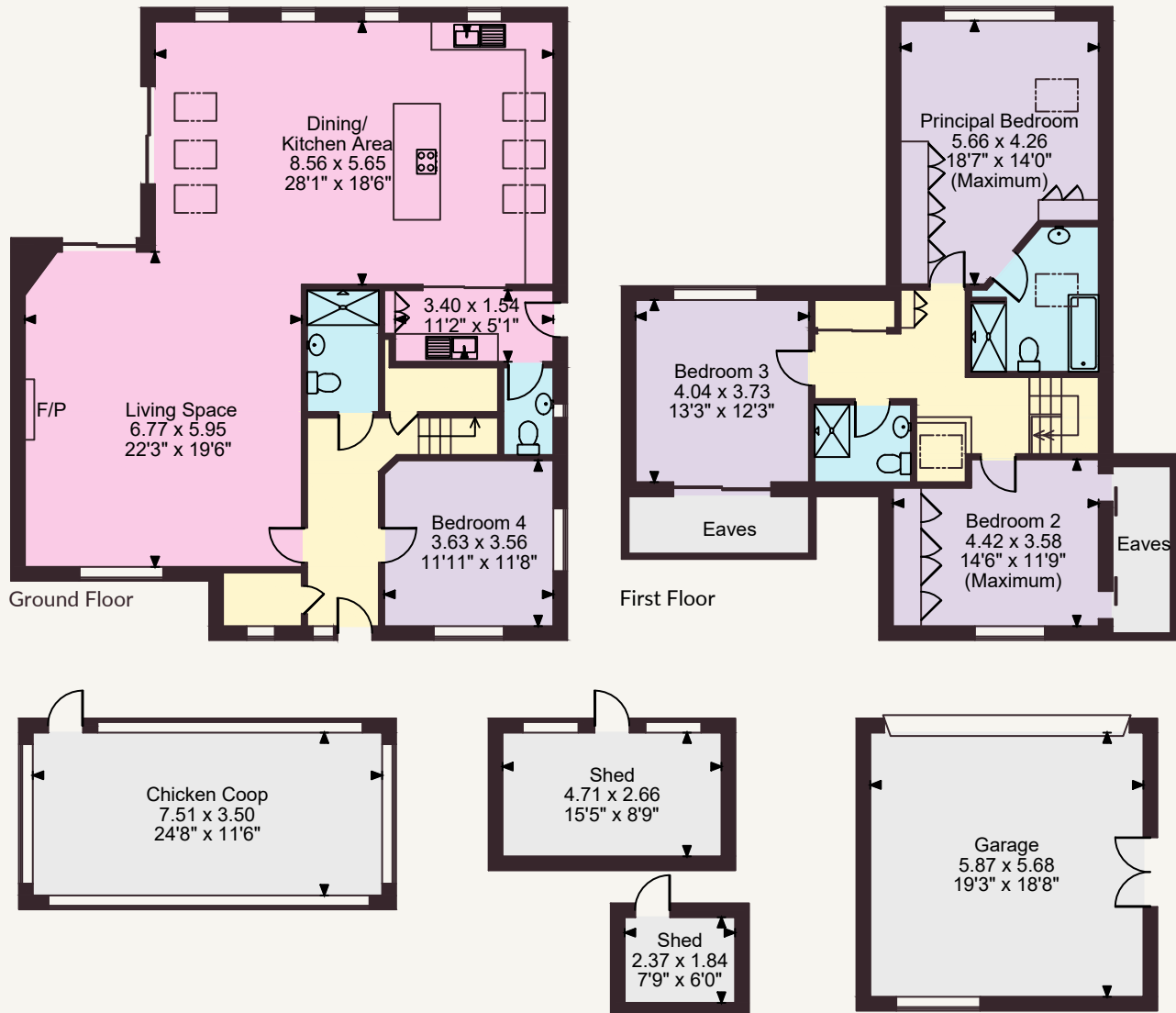
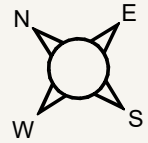
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Main House internal area 2,208 sq ft (205 sq m)

Garage internal area 359 sq ft (33 sq m)

Outbuilding internal area 465 sq ft (43 sq m)

Total internal area 3,032 sq ft (282 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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