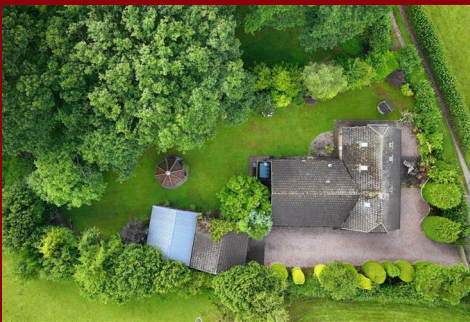


Town & Country

Estate & Letting Agents

Pant Hyfryd, Cymau

£575,000



Set in an idyllic location at the end of an unadopted road, this property boasts far-reaching rural views and sits on around a third of an acre. It features UPVC double glazing, oil central heating, and a flexible layout. The ground floor includes an entrance hall, large dining room, open-plan kitchen/dining/living room, three bedrooms, and a contemporary four-piece bathroom. Upstairs, there are two further bedrooms, one with en-suite facilities and the other with a bay window offering elevated countryside views. Externally, a timber gate leads to ample off-road parking in front of a double garage. The extensive, established gardens extend to the side and rear, with access to a large outbuilding and summer house.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Situated in an idyllic location at the end of an unadopted road, this property offers beautiful, far-reaching rural views and sits on approximately a third of an acre. The versatile property benefits from UPVC double glazing throughout and oil central heating. In brief, the property comprises an entrance hall, a large dining room, and an open-plan kitchen/dining/living room, along with three bedrooms on the ground floor and a contemporary four-piece bathroom suite. The first-floor landing provides access to two further bedrooms, one of which has en-suite facilities, and the other features a bay window framing elevated views of the countryside. Externally, the property is approached through a timber gate that opens to ample gravel off-road parking, positioned in front of a double garage. The extensive and established gardens run along the side and rear of the property, offering access to a substantial outbuilding and a summer house.

LOCATION

Cymau, located in the picturesque Flintshire region of North Wales, offers a charming blend of natural beauty and strong community spirit. Nestled on the slopes of Hope Mountain, the village is surrounded by stunning landscapes, with panoramic views of the Cheshire Plain and the Welsh hills, making it a perfect retreat for nature lovers. The area is ideal for hill-walking, with local routes offering a chance to explore the countryside. Despite its peaceful setting, Cymau is easily accessible to nearby towns such as Wrexham and Mold, providing essential amenities and services. With its rich history, scenic surroundings, and close-knit community, Cymau is an exceptional place to call home.

ENTRANCE HALL

The property is entered through an opaque, leaded, double-glazed UPVC front door, which opens into an entrance hall with an exposed beam ceiling, two radiators, a built-in shelved linen cupboard, glazed double doors leading to the dining room, a glazed door opening into the open-plan kitchen/dining/living room, and to the three ground-floor bedrooms and bathroom.



OPEN PLAN KITCHEN/DINING/LIVING ROOM

25'7 x 20'4

The entire room features ceramic tile flooring, with two radiators, two windows facing the front elevation, and one to the rear elevation, along with French doors opening to the garden. Within the living room area, a light oak staircase with an ornate banister and spindle balustrade rises to the first-floor accommodation, and an internal door opens to the utility room. The kitchen-dining space is fitted with a range of light oak wall, base, and drawer units, complemented by ornate handles, with ample worksurface space incorporating a breakfast bar and housing a stainless steel one-and-a-half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include an oven, hob, and extractor hood, along with a dishwasher, while recessed downlights are set within the ceiling.

UTILITY ROOM

8'6 x 8'3

Fitted with light oak-style wall and base units, with space and plumbing for a washing machine and dryer. The walls are partially tiled, the flooring is ceramic tiled, and there is a radiator, a window, and an opaque door opening to the rear garden.



DINING ROOM

20'4 x 14'5

A double aspect room with Windows facing the front and side elevations with radiators below, an exposed beam ceiling and featuring an open fire set within a marble hearth with an Adam's style surround. This room could alternatively be utilised as a living room.



BEDROOM TWO

12'6 x 11'7

Featuring a window overlooking the garden with a radiator below and fitted with two sets of built-in double wardrobes with folding doors.



BEDROOM ONE

14'6 x 10'3

With a window facing the side elevation and a radiator below, along with a range of built-in wardrobes with folding doors.



BEDROOM THREE

11'1 x 9'1

With a window facing the side elevation and a radiator below, along with a built-in wardrobe with a folding door.



BATHROOM

8'5 x 7'8

Installed with a stylish contemporary four-piece bathroom suite comprising a tiled panel bath with a mixer tap, an oversized corner shower enclosure with a thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are fully tiled, and the floor is finished with ceramic tiles. An opaque window faces the side elevation, and recessed downlights are set within the ceiling.

FIRST FLOOR LANDING

Featuring a skylight with an integrated blind and doors leading to two of the bedrooms.



BEDROOM FOUR

20'8 x 13'3

Featuring a skylight with an integrated blind and doors leading to two of the bedrooms.



BEDROOM FIVE

12'5 x 13'3

With a window facing the side elevation, a radiator, and an internal door leading to the en-suite shower room.



ENSUITE SHOWER ROOM

The en-suite shower room is fitted with a white three-piece suite, comprising a corner shower enclosure with a thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The room features a ceramic tile floor, fully tiled walls, a chrome heated towel rail, and a skylight with an integrated blind.



GARAGE

19'5 x 17'10

The double garage is accessed from the front by a two single up and over doors open to quarry towel flooring, power and light, access to the loft space above and within the rear corner an area has been allocated to create a shower room which incorporates a low-level WC, a wash hand basin and separate shower enclosure.



OUTBUILDING

22'1 x 20'5

Attached to the rear of the double garage, the steel and timber-framed outbuilding, with power and light, offers a variety of potential uses. It could be accessed from the double garage and also features double timber doors opening to the garden. The building has a separate consumer unit, is insulated, and is box-profile clad.



SUMMER HOUSE

9'5 x 9'5

A timber-framed, insulated summer house with a quarry tile floor, featuring a hexagonal shape, single-glazed windows, and double timber doors that open to the garden.



EXTERNALLY

The property is accessed through a timber farmhouse gate, which opens to ample off-road gravel parking adjacent to the garage. To the front of the property is a gravel and shrubbed seating area, while the substantial side and rear garden is predominantly laid to lawn, with well-stocked, established beds and borders, mature trees along the boundary, and offering access to a substantial outbuilding and the summer house.



Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Tenure: Freehold

Council Tax Band E: £2521.00

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present,

connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

