



## Pen Y Cefn Road, Mold CH7 5BE

### £365,000

MONOPOLY BUY SELL RENT are pleased to present this well-presented four-bedroom home that offers stylish and spacious living with countryside charm, situated in the popular village of Caerwys. The property features a private driveway and a generous rear garden with a patio, lawn, raised seating area, and a secure play space—perfect for family life and entertaining. Inside, the open-plan kitchen diner includes a central island and garden access, while the adjoining lounge creates a bright, sociable layout. A downstairs WC and a welcoming hallway complete the ground floor. Upstairs, the master bedroom features an en suite and Juliet-style balcony. Three further bedrooms and a modern family bathroom provide flexible space for family or working from home. With local amenities nearby and easy access to the A55, this is an ideal home for those seeking comfort, space, and convenience.

- 4 Bedrooms & 2 Bathrooms
- Spacious Enclosed Garden
- EPC: B
- Off Road parking
- Quiet Residential Location
- Freehold
- Open Plan Layout
- Excellent Transport Links
- Council Tax Band: F



## Driveway

Private tarmac driveway offering convenient off-road parking at the front of the property.

## Entry Hallway

4.19 x 0.96 (13'8" x 3'1")

Welcoming entrance with wood-effect vinyl flooring, frosted glass uPVC front door, and carpeted stairs leading to the first floor. Features include a radiator, smoke detector, and stylish drop-down lighting.

## Lounge

4.18 x 2.52 (13'8" x 8'3")

Bright, carpeted living area with a front-facing window, radiator and an open layout flowing into the kitchen diner.

## Kitchen Diner

4.25 x 7.32 (13'11" x 24'0")

Spacious and modern with tiled flooring, grey wood grain cabinets, and a butcher block-style worktop. Includes an island with breakfast bar, integrated appliances, and twin glass doors opening to the garden. Room for a dining set or L-shaped sofa.

## WC

2.27 x 0.97 (7'5" x 3'2")

Compact and practical with tiled flooring, a space-saving sink with storage, floating shelving, and an extractor fan.

## Landing

3.04 x 1.89 (9'11" x 6'2")

Carpeted landing with access to all bedrooms, bathroom, and loft. Includes a radiator, drop-down lighting, and a window above the stairs.

## Master Bedroom

3.86 x 3.65 (12'7" x 11'11")

Generous double room with a feature panelled wall, front-facing window, twin glass doors with a Juliet-style glass rail, and access to an en suite.

## En Suite

1.21 x 2.68 (3'11" x 8'9")

Contemporary and tiled throughout with a wide shower tray, waterfall shower head, toilet, sink, and chrome towel rail. Features a frosted window and extractor fan.

## Bedroom 2

3.30 x 3.66 (10'9" x 12'0")

Comfortable, carpeted double room with rear garden views, a deep window sill, and a radiator.



### Bedroom 3

4.00 x 2.58 (13'1" x 8'5")

Versatile, carpeted small double with a front-facing window, deep sill, carpet, and radiator.

### Bedroom 4

2.48 x 3.57 (8'1" x 11'8")

Carpeted bedroom with a rear aspect, deep sill window, carpet, and radiator.

### Bathroom

1.90 x 1.73 (6'2" x 5'8")

Modern family bathroom with tiled flooring, chrome towel rail, and partly tiled walls. Includes a bath with a glass screen and waterfall shower, toilet, sink, and a frosted side window.

### Garden

A well-designed outdoor space with a paved patio, central lawn, raised wooden seating area, and a wood chip play zone. Tall wooden fencing ensures privacy at the rear and between neighbours.

### Garage

5.00 x 2.54 (16'4" x 8'3")

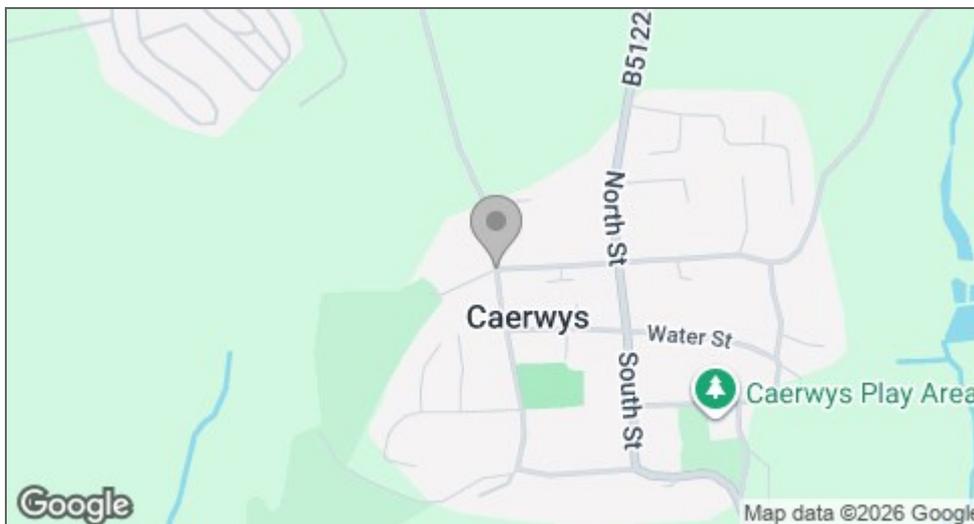
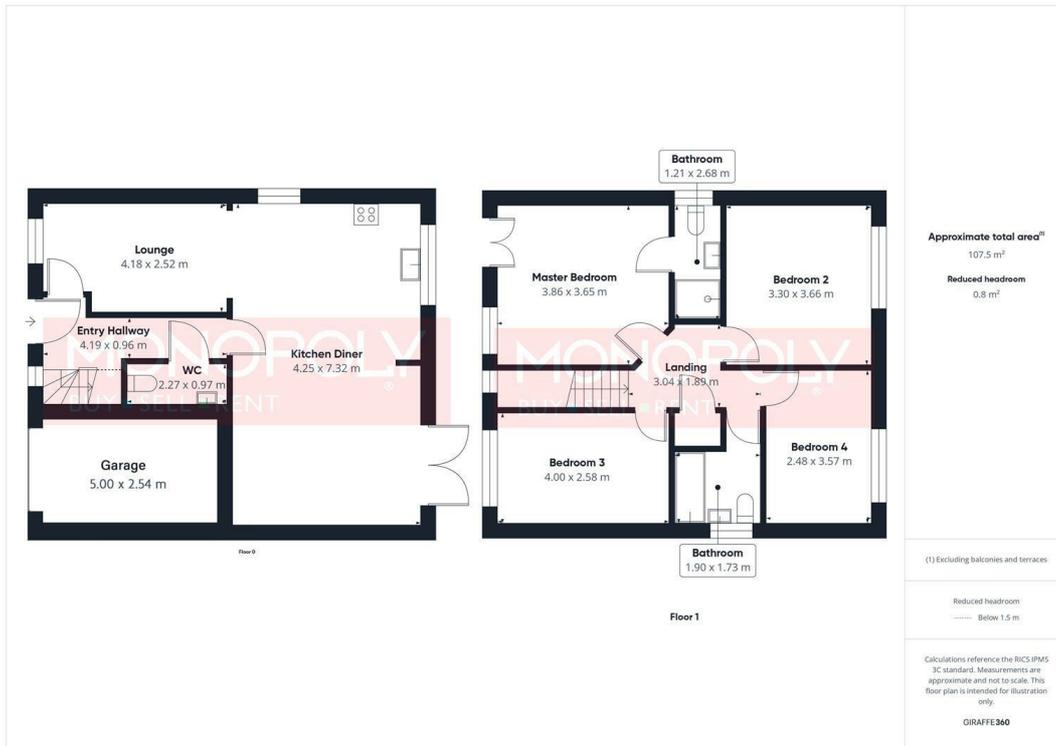












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

