



**22 Parc Y Llan, Cilcain, Flintshire, CH7
5NF**

£340,000

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EPC - D65

Council Tax Band - E

Tenure - Freehold

Parc Y Llan, Cilcain

3 Bedrooms - House

**** Viewing Highly Recommended**** A well appointed three bedroom semi-detached house which forms part of an established popular development in the highly sought after village of Cilcain. The accommodation in brief comprises: reception hall, cloakroom/w.c, living room, kitchen-dining room, garden room, first floor landing, three good sized bedrooms, family bathroom. Outside are Gardens to Front and Rear and a Driveway providing ample off Road Parking.

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Location

The village of Cilcain is most sought after and offers the usual amenities to include School, the historic 16th Century White Horse Inn, and Church yet is within easy reach of the bustling market town of Mold .

Accommodation

Double glazed door leads into

Entrance Hall

With radiator and stairs off

Cloakroom

With low flush W.C, washbasin, tiled splashback, radiator, coat hanging space and double glazed window to the front elevation.

Large Kitchen Diner

With modern shaker style wall, drawer and base units, butcher block solid wood worktop, one and half sink and bowl with mixer tap, tiled splashback, void for a tall standing fridge freezer, wine rack, tiled floor. to the dining area a radiator, low voltage downlights and uPVC window to the rear. Also under stair storage cupboard. Double bi-fold doors open into;

Garden Room

With high vaulted ceiling, double glazed roof windows, tiled floor and uPVC double doors leading into the rear garden.

Living Room

With a wood burning stove on a tiled hearth, timber over mantle, radiator, inbuilt unit with shelving and uPVC double glazed window to the front elevation.

Stairs to Landing

With hinged loft access hatch with pull down ladder, inbuilt cupboard housing the hot water cylinder and relevant equipment relating to the renewable technology

Bedroom One

14'9" x 11'3" (4.5 x 3.44)

With radiator and uPVC double glazed window to the front elevation.



Bedroom Two

14'2" excluding depth of wardrobes x 11'3"
(4.32m excluding depth of wardrobes x 3.43m)
With inbuilt wardrobes, radiator and uPVC window to the rear elevation.

Bedroom Three

10'5" x 7'2" (3.2 x 2.2)
With radiator and double glazed window to the front elevation.

Bathroom

With bath with mixer tap, shower above with rain shower head and detachable shower head, pedestal washbasin, W.C, tiling around bath and W.C area, tiled floor, chrome heated towel rail.

Outside


The front of the property has a driveway offering off street parking and small garden area. To the rear garden an attractive paved patio area, two small steps leading to the lawned garden and modern garden store.

Directions

From our Mold office turn right and proceed to the roundabout. Take the first exit off to the next roundabout and take the second exit off onto the A541. Proceed along passing Mold Golf Club and through the village of Gwernaffield towards the village of Cilcain. At the junction turn right onto Parc y Llan and continue along turning right where the property can be found.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | | |
| (69-80) C | 65 | |
| (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 |  |

Call us on
01352 372111

Mold@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.