



## 5 Pen Y Parc Bungalows

Berth Ddu, Rhosesmor, Mold, CH7 6PR

O.I.R.O £260,000



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## Accommodation Comprises

This charming and well-presented home is approached via a wrought iron gate, leading onto a concrete pathway that extends to the front entrance. The property enjoys a peaceful position with stunning far-reaching views across rolling countryside and surrounding farmland, offering a tranquil and idyllic setting.

## Entrance Porch

The property opens into a spacious entrance porch, ideal for the storage of shoes and coats. The space benefits from quarried tiled flooring and double glazed UPVC windows to both the front and side elevations, fitted with top openers that allow natural light to fill the room while also offering attractive views of the surrounding countryside. A UPVC entrance door with iron panel detailing completes this practical and welcoming space.

## Hallway

A wooden door with a frosted glass insert leads into the entrance hallway, which provides access to all principal rooms within the property. The hallway features a single panel radiator, textured ceiling, ceiling light point, and convenient telephone and internet connection points.

## Lounge

The lounge is a cosy and inviting living space, positioned to the front of the property to take full advantage of the stunning countryside views. A double glazed UPVC window with side and top opener allows natural light to flood the room while showcasing the peaceful surroundings. The room features an electric fire set on a tiled hearth with a tiled surround, a textured ceiling with central ceiling light point, and a double panel radiator, creating a warm and comfortable atmosphere.

## Principal Bedroom

The principal bedroom is positioned to the front of the property and is a well-proportioned double room. A double glazed UPVC window with side and top opener allows for plenty of natural light while framing beautiful views across the rolling hills and farmland beyond. The room also benefits from a single panel radiator and a textured ceiling.

## Bedroom Two

Bedroom two is another generous double room, located to the rear of the property. It features a double glazed UPVC window with top opener, enjoying fantastic far-reaching views across open countryside. The room is finished with a textured ceiling, central ceiling light point, and a single panel radiator.

## Bedroom Three / Study

The third bedroom offers flexibility and can be used as a single bedroom, home office, or playroom. It includes a double glazed UPVC window to the side elevation, a textured ceiling with central light point, and a single panel radiator, making it a practical and adaptable space.

## Shower Room

The shower room is fitted with a modern three-piece suite comprising a double shower cubicle with electric shower, a low flush WC, and a wash hand basin set within a vanity unit. The room is fully tiled to both walls and flooring and benefits from a heated towel rail, recessed spotlighting, extractor fan, and a frosted double glazed UPVC window to the rear elevation. There is also access to the loft space from this room.

## Dining Room

The dining area forms part of a spacious and versatile open-plan layout, offering ample room for both dining and additional seating if desired. The space includes a ceiling light point, a cupboard housing the hot water tank, and an additional storage cupboard containing the electric fuse box. A double glazed UPVC window to the side elevation provides natural light, and there is also a single panel radiator.

## Open Plan Kitchen

The kitchen is accessed via a squared archway from the dining area, creating an open-plan feel while maintaining a defined cooking space. It is fitted with a range of solid wooden wall and base units with complementary work surfaces. A stainless steel one-and-a-half sink unit with mixer tap is positioned beneath a double glazed UPVC window overlooking the rear garden and surrounding countryside. The kitchen also provides space for an electric cooker with gas hob and extractor hood over, plumbing for a washing machine, and space for an under-counter fridge and freezer. Additional features include tiled flooring, a double panel radiator, and an oil-fired boiler.

## External

Externally, the property offers a generous and peaceful outdoor space. A concrete area to the side provides potential off-road parking and leads to a detached garage equipped with light and power.

## Rear Garden

The rear garden itself is mainly laid to lawn and enjoys uninterrupted, far-reaching views across the surrounding farmland. There is also an additional concrete patio area, ideal for alfresco dining or simply relaxing while taking in the tranquil setting. This outdoor space offers a true sense of calm, making it the perfect place to unwind and enjoy the countryside surroundings.

Tel: 01352 700070

Council Tax Band - C

EPC Rating - E

### Marketing Images

Please note that some of the marketing images for this property have been enhanced using digital editing techniques to remove certain personal items and furnishings. This has been done to present the space in a clear and neutral manner, allowing prospective buyers to better appreciate the layout and potential of the property. The images are for illustrative purposes only, and viewers are advised that the property may appear different when viewed in person.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.



## Road Map



## Hybrid Map



## Terrain Map



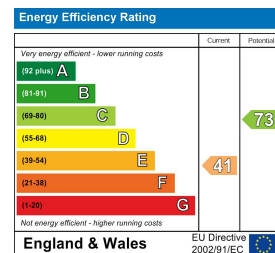
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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