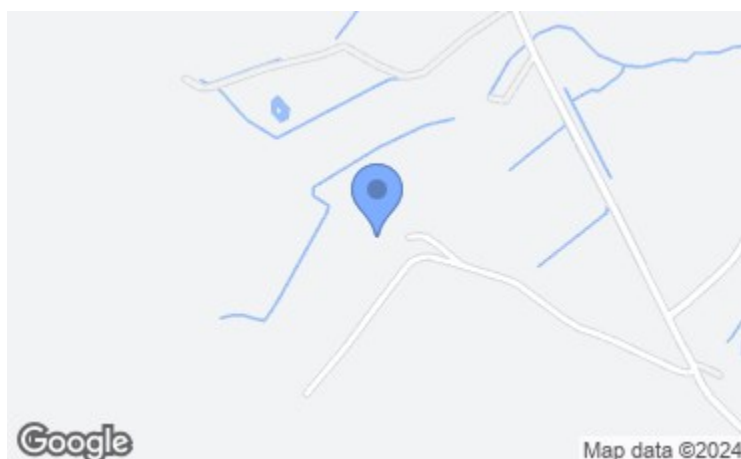




GROSS INTERNAL AREA  
FLOOR 1: 1560 sq.ft, FLOOR 2: 366 sq.ft  
TOTAL: 1926 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

**Mount Cottage**  
Ffrith, Wrexham, Flintshire  
LL11 5HU

**Price**  
**£560,000**

A unique four bedroom detached country property with land extending in total to approximately 2.2 acres, standing in an elevated rural setting commanding spectacular views across to Hope Mountain, Mold and Liverpool in the far distance. Enjoying considerable privacy and seclusion, the property is approach over a long private track and has ample parking/turning areas, a garage, kennels and a large side garden with patio areas. Originally a traditional cottage, the property has been greatly extended and further modernised in recent years to provide an adaptable family sized home with a modern fitted kitchen, a large bathroom with four piece suite, gas (LPG) heating and replacement double glazing. In brief comprising; deep covered front entrance, sitting room with beamed ceiling and feature fireplace with multi fuel stove, living room with stove, kitchen/breakfast room, utility with adjoining Wc, three ground floor bedrooms and bathroom, and further larger principal bedroom with ensuite on the first floor.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



## LOCATION



The property occupies an elevated setting amidst open countryside along a private 'ho through' lane, approximately a mile above the villages of Ffrith and Llanfynydd, and mid-way between Mold (8 miles) and Wrexham (8 miles). Whilst enjoying a secluded setting the area is within easy reach of the larger centres at Chester (15 miles) and Wrexham. There are local primary schools in the neighbouring villages of Treuddyn and Cefn Y Bedd, and well regarded secondary schools in Mold and the Castell Alun High School in Hope.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Wide covered veranda style front entrance with wall light point, power points and modern woodgrain effect double glazed composite door to sitting room.

## SITTING/FAMILY ROOM

6.55m x 5.26m overall (21'6" x 17'3" overall)



Double glazed windows to the front and rear elevations, beamed ceiling, stone fireplace/chimney breast with exposed beam, raised quarry tiled hearth and multifuel stove, open tread staircase to the first floor, TV aerial point, wall light point and two single panelled radiators.

## LIVING ROOM

3.63m x 6.22m (11'11" x 20'5")



A spacious room with double glazed windows to the front and side elevations with far reaching views over the surrounding countryside and across to Hope Mountain, Mold and Liverpool in the far distance. Recessed brick lined fireplace with exposed beam, quarry tiled hearth and multifuel stove. Exposed beams, TV aerial point, two wall light points and large double panelled radiator.

## COUNCIL TAX

Flintshire County Council - Tax band G

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW



## GARDENS



Lawned garden areas extend to the front and side of the property with low brick walling with paved terraced patio areas extending across the front and side elevations with superb views over the adjoining fields across to Hope Mountain and beyond. To the side of the garden is a further raised terrace. Outside lights and tap. To the rear of the property is an enclosed service/domestic area.

## LAND

The land is divided into two areas to include a large paddock to the front with gated access from the parking area and further smaller paddock, triangular shaped paddock to the left of the track.

## DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and turn right at the mini roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the third exit onto the A541 Wrexham Road. Follow the road for approximately 3 miles and into Pontblyddyn village and turn right after the BP petrol station onto the A5104 Corwen Road. Proceed up the hill and through Pontybodkin and take the left hand turn approximately 1 mile thereafter signposted for Llanfynydd. Follow the road for approximately 2 miles and into Llanfynydd and take the first right hand turning at the crossroads. Proceed up the hill for about a mile and take the left turning onto the minor lane. Follow the lane for further mile and turn right directly opposite the stone property known as Cae Ap Edward. Follow the lane up the hill whereupon the entrance to Mount Cottage will be found on the right hand side.

## AGENTS NOTES

Private drainage system.

## TENURE

## KITCHEN/DINING ROOM

3.61m x 5.51m (11'10" x 18'1")



A spacious room newly refurbished with a modern range of dark gloss grey fronted base and wall units with attractive light toned quartz worktops and contemporary style stainless steel sink unit with mixer tap and attractive tiled splashback surround. Under cupboard lighting and range of integrated Neff appliances comprising touch control induction hob with contemporary style extractor hood above, electric double oven, fridge freezer and Zanussi dishwasher. Recessed ceiling lighting, feature plinth lighting, radiator, built in cloaks storage cupboard and two double glazed windows to the side gable with views across to the surrounding countryside.



## UTILITY ROOM

2.13m;3.35m x 2.08m (7;11" x 6'10")

A good sized utility room with range of base and wall cupboards, wood effect worktops with inset sink unit with mixer tap and tiled splashback. Plumbing for washing machine, space for tumble dryer, wall mounted Vaillant gas (LPG) boiler and exterior door to the rear courtyard.

## WC

Comprising WC, double glazed window with frosted glass.

## INNER HALLWAY

0.81m x 4.75m (2'8" x 15'7")

### BEDROOM TWO

3.66m x 4.72m (12' x 15'6")



Double glazed window overlooking the driveway, wall light points and radiator.

### BEDROOM THREE

3.66m x 3.73m (12' x 12'3")



Double glazed window to the front with far reaching views and radiator.

### BEDROOM FOUR

3.02m x 3.63m (9'11" x 11'11")

A double sized room with double glazed window overlooking the driveway, range of fitted wardrobe units and radiator.

### BATHROOM

4.65m x 3.07m (15'3" x 10'1")



A large modern family bathroom with four piece suite and laminate wall and ceiling panelling for ease of maintenance. Comprising twin vanity wash basin with drawers and cupboard beneath, corner shower cubicle with mains shower valve, spa bath with feature glass panel, shower attachment and integrated radio, and low flush WC with concealed cistern. Slate effect laminate flooring, radiator and two double glazed windows.

### FIRST FLOOR

#### BEDROOM ONE

6.71m x 5.18m (22' x 17')



A very large bedroom with double glazed windows to three aspects taking full advantage of the far reaching views, beamed ceiling and two radiators. Sliding door to ensuite.



#### EN SUITE

2.87m x 1.47m (9'5" x 4'10")



Fitted with a modern suite comprising tiled shower enclosure with electric shower, vanity wash basin with cupboards and drawers beneath and low flush WC. Double glazed window with frosted glass.

### OUTSIDE



The property is approached over a long track which leads to a wide gravelled parking/turning area to the side of the house. There is a purpose built timber framed/clad stable and kennels, garden sheds and greenhouse. In addition there are outside security lights, tap and the LPG gas storage tank.

