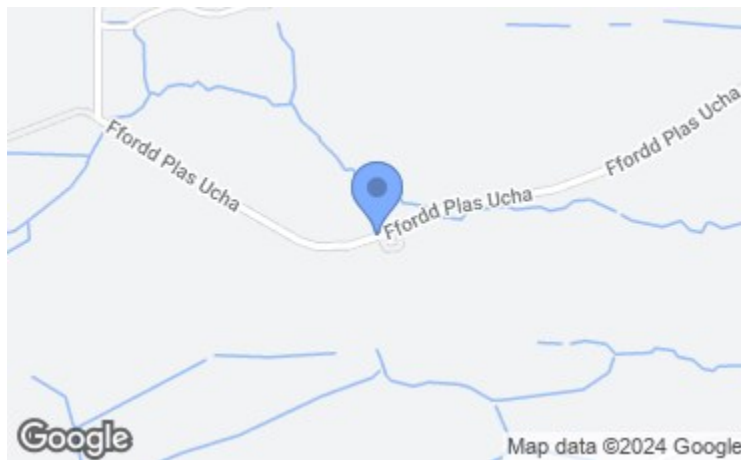




GROSS INTERNAL AREA
 FLOOR 1: 1254 sq. ft. FLOOR 2: 980 sq. ft.
 EXCLUDED AREAS: CONSERVATORY: 188 sq. ft.
 PORCH: 48 sq. ft. REDUCED HEADROOM BELOW 1.5M: 255 sq. ft.
 TOTAL: 2234 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	70
(81-91) B	
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
 Tel: 01352 751515
 Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Ty To Gwellt Ffordd Plas Ucha

Nercwys, Mold, Flintshire
CH7 4EN

Price

£750,000

A MOST ATTRACTIVE FOUR BEDROOM DETACHED PROPERTY WITH CONSERVATORY AND DOUBLE GARAGE, PROVIDING AN ELEGANT FAMILY HOME, SET WITHIN BEAUTIFUL GARDENS EXTENDING TO ABOUT 0.9 ACRES. Occupying an enviable setting along this minor lane with uninterrupted views over the surrounding rolling countryside, approximately 3.5 miles from Mold and 17 miles from Chester. Understood to originate from the 16th century with a thatched roof, the property was greatly extended in the late 1970's to provide a spacious home of considerable character with three reception rooms and four bedrooms, one with an ensuite shower room. All rooms enjoy views over the gardens and the original part of the house includes an inglenook fireplace. In brief comprising: covered front entrance, spacious reception hall with block flooring and an oak spindled staircase, dual aspect lounge leading through to a large conservatory, dining room, sitting room and kitchen. First floor landing, master bedroom with ensuite, three further bedrooms, bathroom with modern suite and large loft room. Oil fired central heating. Gravelled driveway, double garage and extensive lawned gardens with various mature trees, deep well stocked shrubbery borders, kitchen garden, log store and external utility room.

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 Estate Agents Ltd.



LOCATION



Ty To Gwellt stands in a peaceful position about a mile from the noted village of Nercwys which has a local primary school and church. The county town of Mold is within a few minutes drive which provides a comprehensive of services for daily needs, well regarded secondary schools and leisure facilities. Although rurally situated the area is conveniently placed for easy access to the larger centres at Chester and Wrexham as well as the motorway network covering North Wales and the North West. Both Manchester and Liverpool International airports are both within an hours drive and a direct train service from Chester to London Euston takes approximately 2hr 12min.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Deep covered front entrance porch with quarry tiled flooring, ceiling light point and dark wood effect double glazed panelled door to reception hall.

RECEPTION HALL



A spacious reception hall with herringbone woodblock floor, oak spindle staircase to the first floor, small double glazed window, two radiators and deep covered ceiling.

CLOAKROOM/WC

1.47m x 2.18m (4'10" x 7'2")



Fitted with a modern suite comprising a low flush WC and pedestal wash basin. Oak effect laminate flooring, chrome towel radiator and double glazed bay window.



DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Road, continuing past the Alun High School and after some three quarters of mile take the right turning signposted Treuddyn and Nercwys. Follow the road for some 1.5 miles proceeding past The Butcher's Arms Inn and thereafter following the road through the 'S' bends, and take the second right onto the minor country lane, known as Ffordd Plas Ucha - denoted by the green bench on the corner. Follow the lane for about 0.6 mile, passing the farm on the left whereupon the property will be found on the left hand side.

AGENTS NOTES

Private septic tank drainage.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band H

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

DW/PMW

with metal gate leading to a wide gravelled driveway/forecourt providing off road parking and access to the detached double garage. The driveway is flanked by deep and particularly well stocked shrubbery borders to either side together with a small pond, outside security light and tap.

DOUBLE GARAGE
8.97m x 6.53m (29'5" x 21'5")



Two up and over doors, double glazed windows, power and light installed.

FRONT GARDEN



Front lawn garden bounded by mature hedging and various mature trees and shrubs. A second gravelled driveway extends alongside the garden onto the lane.

REAR GARDEN



To the rear are extensive informal lawned gardens which have been developed by the present owners over many years to provide a delightful setting with deep and particularly well stocked shrubbery borders with numerous mature specimen trees and shrubs, providing an abundance of colour throughout the season, including mature laburnum, magnolia, blossom trees. as well as a number of fruit trees. To the lower part of the garden is an aluminium framed greenhouse and vegetable garden. A further lawned areas extends to the side of the garage. Small timber garden shed and large log store attached to the side of the house. A public footpath extends beyond the rear garden.



LOUNGE

6.05m x 4.34m (19'10" x 14'3")



A spacious and well lit room with double glazed windows to two aspects with beautiful views over the gardens and across to surrounding countryside, deep coved ceiling, white fireplace surround with marble insert and hearth, TV aerial point, wall light points and radiator. Double glazed twin doors to conservatory.

CONSERVATORY

3.81m x 4.85m (12'6" x 15'11")



A large conservatory taking full advantage of the setting with UPVC double glazed windows overlooking the gardens and surrounding countryside. French doors to the rear garden, pitched double glazed roof, tiled floor, three electric panel heaters and power points.



DINING ROOM

3.05m x 4.24m (10' x 13'11")



Secondary double glazed window to the front and further original single glazed feature window to the rear. Double panelled radiator and opening through to sitting room.

SITTING ROOM

5.21m x 4.62m (17'1" x 15'2")



A cosy room with a deep inglenook stone fireplace with exposed beam, quarry tiled hearth and a large multi fuel stove with boiler understood to serve the heating and domestic hot water systems.

Secondary and single glazed windows to the front and rear elevations, double panelled radiator, exposed beam and double glazed aluminium framed exterior door to the rear garden.

KITCHEN

3.76m x 4.34m (12'4" x 14'3")



Range of base and wall units with wood trim and light tone work surfaces with inset double bowl stainless steel sink unit with mixer tap. Integrated appliances comprising touch control induction five ring hob and electric single oven. Space for fridge/freezer and plumbing for washing machine. Tiled floor, double panelled radiator and double glazed windows to the front and side elevations overlooking the gardens.



FIRST FLOOR LANDING



Double glazed bay window to the side elevation with views, loft access and large built in storage cupboard with sliding doors and housing the hot water cylinder tank.

BEDROOM ONE

3.73m x 4.42m (12'3" x 14'6")



A dual aspect room with views over the gardens, range of fitted wardrobe units extending to one wall with light coloured door fronts and matching dressing table with drawers. Radiator and, wall light point.

EN SUITE

2.06m x 1.07m (6'9" x 3'6")



Comprising corner shower cubicle with electric shower, pedestal wash basin and low flush WC. Part tiled walls, Karndeian wood effect flooring, chrome towel radiator and double glazed window with frosted glass.

BEDROOM TWO

3.12m x 4.39m (10'3" x 14'5")



A dual aspect room with views over the garden. Radiator.

BEDROOM THREE

2.77m x 4.34m (9'1" x 14'3")



A dual aspect room with far reaching views. Radiator.

BEDROOM FOUR

3.25m x 4.88m (10'8" x 16')

Forming part of the original cottage with high vaulted ceiling with exposed purlins to either side and low level secondary glazed window. Internal door leads through to loft room.

LOFT ROOM

5.33m x 4.88m (17'6" x 16')

High vaulted ceiling, exposed purlins and feature stone chimney breast.

BATHROOM

2.06m x 1.68m (6'9" x 5'6")



Fitted with a modern suite comprising a panelled bath with mixer shower tap and electric shower, pedestal wash basin and low flush WC. Fully tiled walls, wood effect Karndeian flooring, chrome towel radiator and Velux double glazed rooflight.

EXTERNAL UTILITY ROOM

UPVC exterior door, double glazed window, sink and freestanding oil fired boiler.

OUTSIDE



The property is approached over a wide splayed stone entrance