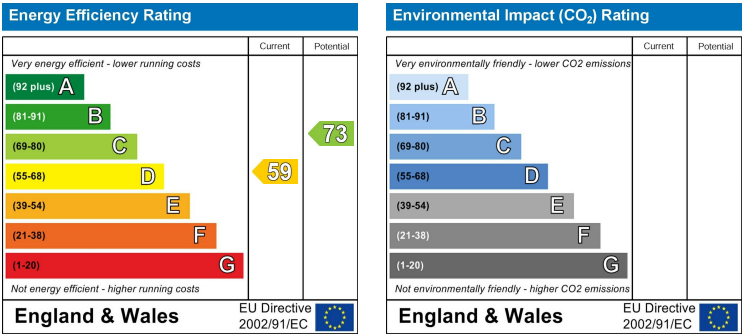


Bro Deg, 7 Village Road, Nannerch, Mold, Flintshire, CH7 5RD



GROSS INTERNAL AREA
FLOOR 1 857 sq.ft. FLOOR 2 1,139 sq.ft.
EXCLUDED AREAS : DOUBLE GARAGE 282 sq.ft.
TOTAL : 1,996 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish

ESTATE AGENTS

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Bro Deg, 7 Village Road

Nannerch, Mold, Flintshire

CH7 5RD

Price

£399,950

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.

A well proportioned four bedroom detached family house with integral double garage and westerly facing garden, standing in a corner position to the centre of this popular and much sought after village community, a Designated Area of Outstanding Natural Beauty, some 6 miles west of Mold. Affording particularly spacious and well maintained accommodation with oil fired central heating and double glazing. To the rear is a pleasant privately enclosed garden with patio, garden store and well stocked shrubbery borders. In brief comprising: spacious reception hall, cloakroom/wc, study, spacious living room overlooking the garden with contemporary fireplace and adjoining dining room and kitchen/breakfast room with oak fronted units and integrated appliances. First floor landing, bedroom one with en-suite shower room, three further double bedrooms (bedroom two measuring 15'10" x 15'10") and modern family bathroom with four piece suite and travertine tiled walls. Integral garage with electric door. NO ONWARD CHAIN.

LOCATION

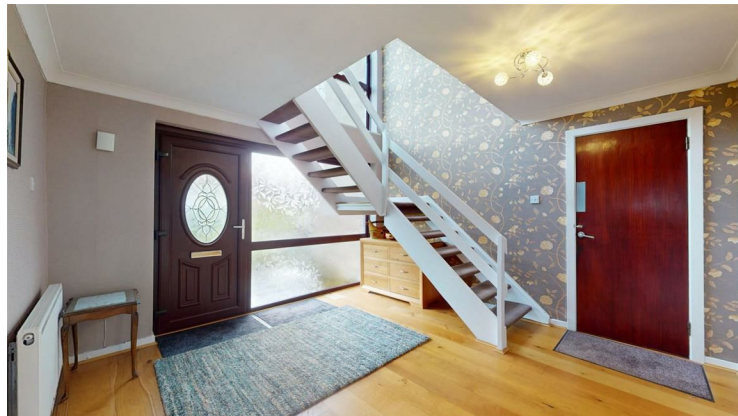
Nannerch is a Conservation village set in a secluded position about half a mile from the A541 Mold to Denbigh Road. The village has a primary school and inn and is within 2.5 miles of the Clwyd Country Park, a designated area of Outstanding Natural Beauty. The A55 interchange at Halkyn is approximately 5 miles, enabling ease of access along the North Wales coast, to Chester (approximately 18 miles) and motorway network beyond.

THE ACCOMMODATION COMPRISES

Dark wood effect UPVC double glazed front door to reception hall.

RECEPTION HALL

12'11" x 12'2"



A spacious hallway with an open tread turned staircase to the first floor accommodation, full length double glazed window to the front with frosted glass, wide plank oak engineered flooring, deep built in cloaks storage cupboard, radiator and internal door to the garage.

LIVING ROOM

20'7" x 14'8"



A spacious room with a wide double glazed patio door leading out to the patio and garden, contemporary recessed log effect electric fireplace, coved ceiling, wall light points, TV aerial point and radiator. Opening to dining room.



DIRECTIONS

From Mold take the A541 Denbigh Road and follow this road for approximately 6 miles and take the left handed turning for Nannerch. On entering the village, number 7 Village Road will be found on the left hand side.

COUNCIL TAX

Flintshire County Council - Tax Band G

TENURE

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

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

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

DW/PMW
Amended JW

OUTSIDE



The property occupies an attractive corner position to the centre of this much sought after village location and is approached over a double width tarmacadam driveway providing parking for two cars as well as access to the integral garage.

FRONT GARDEN



Established front and side lawned garden areas with well stocked shrubbery borders and mature tree. Natural stone paved pathways and gated access extending to either side of the property leading through to the rear garden.

DOUBLE GARAGE

17'10" x 15'11"

Electric roller door, power and light installed and electricity meter.

REAR GARDEN



To the rear is a pleasant private enclosed garden which has been developed over many years to provide a delightful setting with particularly well stocked shrubbery borders, shaped lawns and high mature hedging to the rear boundary providing a high degree of privacy. There is a natural stone paved patio area extending across the rear elevation of the house together with several mature trees and timber framed/clad solar shed.



DINING ROOM

11'2" x 7'4"



Double glazed windows overlooking the garden, coved ceiling, radiator and serving hatch.

STUDY

9'8" x 8'10"



Double glazed window to the front, oak engineered flooring and radiator.

CLOAKROOM/WC

Comprising low flush WC and wash hand basin, part tiled walls, tiled floor and double glazed window with frosted glass.

KITCHEN BREAKFAST ROOM

14'6" x 9'8"



Fitted with a range of solid oak fronted base and wall units with contrasting light toned quartz work surfaces incorporating breakfast bar and under counter sink unit with mixer tap, tiled splashback and integrated Neff appliances comprising touch control ceramic hob, electric oven, cooker hood and Diplomat dishwasher. Freestanding Firebird oil fired central heating boiler, tiled floor, radiator, recessed ceiling lighting, two double glazed windows and UPVC double glazed exterior door.



FIRST FLOOR LANDING



A spacious landing with full length double glazed window to the front, loft access, radiator, white panelled interior doors to all rooms and large airing cupboard housing the pre lagged hot water cylinder tank and has shelving and small radiator and light.

BEDROOM ONE

15'11" maximum x 14'10" overall



Double glazed window to the rear, large built in double wardrobe and radiator.



BEDROOM TWO

15'11" x 15'9"



A spacious second bedroom with double glazed window to the front, built in double wardrobe and radiator.



BEDROOM THREE

11'2" x 13'0" extending to 14'11" maximum



A double size room with double glazed window to the rear, built in wardrobe and radiator.

BEDROOM FOUR

12'8" x 10'9" plus recess

Double glazed window to the rear, built in double wardrobe and radiator.

FAMILY BATHROOM

10'7" x 8'11"



A modern well appointed bathroom with four piece suite and attractive travertine part tiled walls. Comprising large panelled bath with mixer tap, corner shower cubicle with Mira Sports electric shower, vanity wash basin with cabinet beneath and WC with concealed cistern. Wood effect flooring, panelled radiator, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

