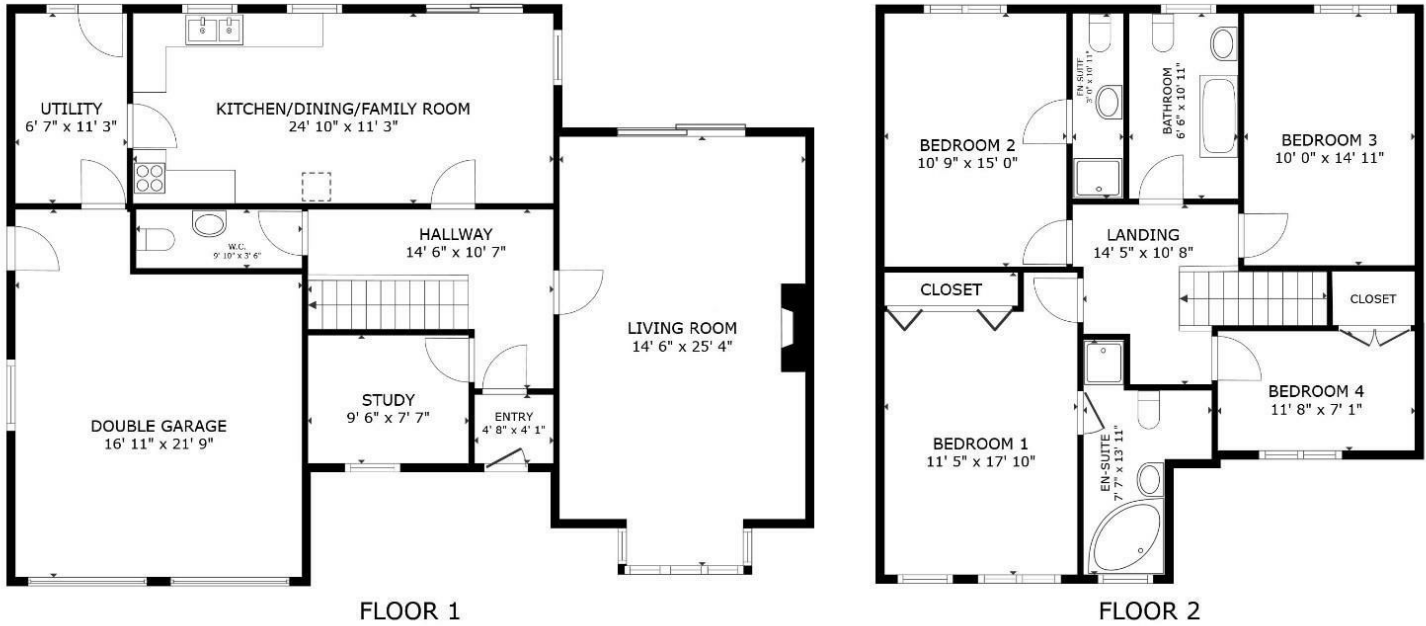
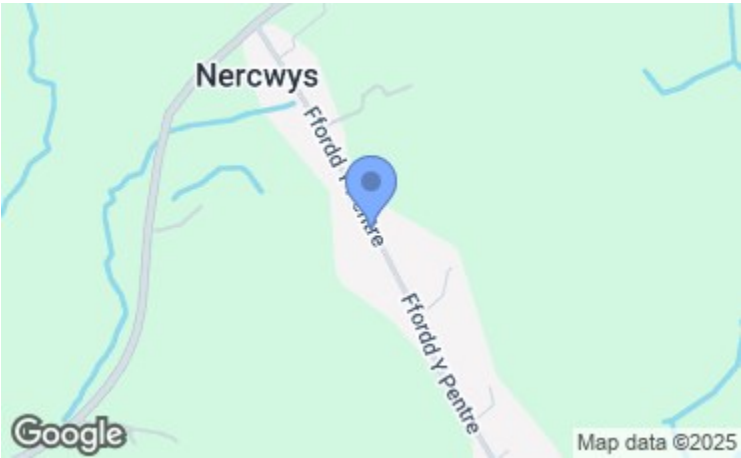


Ty Bryn Ffordd Y Pentre, Nercwys, Mold, Flintshire, CH7 4EL



GROSS INTERNAL AREA  
FLOOR 1 983 sq.ft. FLOOR 2 931 sq.ft.  
EXCLUDED AREAS : DOUBLE GARAGE 329 sq.ft.  
TOTAL : 1,914 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			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	

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.



www.cavendishproperties.co.uk

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**Ty Bryn Ffordd Y Pentre**  
Nercwys, Mold, Flintshire  
CH7 4EL

**Price**  
**£485,000**

AN ATTRACTIVELY DESIGNED FOUR BEDROOM DETACHED FAMILY HOUSE WITH LARGE INTEGRAL DOUBLE GARAGE, standing in a slightly elevated semi rural setting with far reaching views across to Mold and towards Cheshire in the far distance. Built of attractive brick faced elevations beneath a slate roof to provide a spacious family home with well proportioned rooms, a large kitchen/diner, spacious living room, study and two ensuite bedrooms. Features include herringbone wood effect flooring, a wood burning stove, oil fired central heating and double glazing. The majority of rooms enjoy countryside views and in brief the accommodation comprises; covered front entrance porch, reception hall, cloakroom/WC, study, spacious living room with access to the garden, open plan kitchen/dining/family room, utility room with internal access to the garage, first floor landing, bedroom one with built in wardrobes and en suite bathroom, second bedroom with en suite, two further bedrooms (both with built in wardrobes) and family bathroom. Driveway, large integral double garage and good size garden bordering farmland.

LOCATION



The village of Nercwys occupies a pleasant and slightly elevated setting, approximately three miles from Mold and is surrounded by beautiful rolling countryside. There is a parish church, bowling green and primary school in the village, whilst Mold provides a comprehensive range of shopping facilities catering for most daily needs, restaurants, popular schools for all ages and leisure facilities.



THE ACCOMMODATION COMPRISES

Deep covered front entrance with uPVC double glazed front door to entrance porch.

ENTRANCE PORCH

Glazed inner door leading to reception hall.

RECEPTION HALL



Staircase to the first floor with storage cupboard beneath, herringbone wood effect flooring and single panelled radiator.

CLOAKROOM/WC

9'7" x 3'4"



Comprising wash hand basin and low flush WC. Continuation of the herringbone patterned wood effect flooring, extractor fan and and radiator.

STUDY

9'8" x 7'7"

Double glazed window to the front, telephone point, TV aerial point, radiator and herringbone wood block flooring.



### DIRECTIONS

From the agent's Mold office proceed along Wrexham Street turning right after approximately 1/3 mile following the signs for Nercwys/Treuddyn. After approximately 1/4 mile take the right handed turning signposted for Nercwys. Follow this road for approximately 1.5 miles and take the left turning for Nercwys village. The property will then be found on the right hand side.

### COUNCIL TAX

Flintshire County Council - Tax Band G

### TENURE

Understood to be Freehold

### 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

### LIVING ROOM

25'4" > bay x 14'5"



A spacious dual aspect room with a double glazed square bay window to the front with views and cupboards beneath, recessed fireplace with slate hearth and multi fuel stove, TV and telephone points, two double panelled radiators and double glazed patio door providing access to the garden.

### KITCHEN/DINING/FAMILY ROOM

7.57m x 3.43m (24'10" x 11'3")



A spacious open plan room with double glazed windows overlooking the garden and with access to the adjoining patio. The kitchen is fitted with a range of limed oak style base and wall units with worktops and inset sink unit with mixer tap and tiled splashback. Integrated appliances comprising electric hob, electric fan assisted double oven and fridge. Recessed ceiling lighting, tiled floor to the kitchen area and two radiators. Internal door to utility room.



### UTILITY ROOM

10'11" x 6'6"

Range of fitted base cupboards with wood effect worktops with inset sink unit and broom cupboard, plumbing for washing machine, oil fired central heating boiler, radiator, internal door to the garage and uPVC double glazed exterior door with matching side window to the garden.

### FIRST FLOOR LANDING



Loft access, airing cupboard and radiator.

### BEDROOM ONE 15'4" x 11'5"



A spacious room with two double glazed windows to the front with far reaching views, built in wardrobe, telephone point, TV aerial point and radiator.

pedestal wash basin, low flush WC and recently refurbished shower enclosure with new laminated panels for ease of maintenance, electric shower and glazed screen. Part tiled walls, radiator and double glazed window.

### BEDROOM TWO 14'11" x 10'7"



Double glazed window to the rear with views over surrounding countryside and radiator.

### EN SUITE SHOWER ROOM

Comprising shower enclosure with screen and electric shower, pedestal wash basin and low flush WC. Extractor fan, shaver socket, radiator and double glazed window.

### BEDROOM THREE 14'10" x 10'0"



Double glazed window to the rear with views and radiator.

### BEDROOM FOUR 3.56m x 2.16m (11'8" x 7'1")

Double glazed window to the front with views, built in double

wardrobe, loft access and radiator.

### FAMILY BATHROOM



Fitted with a three piece suite comprising panelled bath, pedestal wash basin and low flush WC. Part tiled walls, extractor fan, shaver socket and single panelled radiator.

### OUTSIDE



The property is approached via double timber gates leading to a wide tarmac driveway providing parking for several cars.

### INTEGRAL DOUBLE GARAGE

17'6" > 21'5" to recess x 16'9"

Twin up and over doors, power and light installed, integral door to utility room, double glazed window to the side gable and side exterior door.

### FRONT GARDEN

Front lawned garden bounded by brick retaining wall to the

roadside and timber panelled fencing to the side boundaries. Pathways extend to the side of the property leading through to the rear garden.

### REAR GARDEN



To the rear is a good size enclosed lawned garden which borders onto fields to the rear. It enjoys a pleasant open aspect and includes various established shrubs and bushes. Patio area, exterior lighting, water tap and oil tank.



### EN SUITE BATHROOM 10'7" x 7'7"



Fitted with a white suite comprising corner shaped bath,