

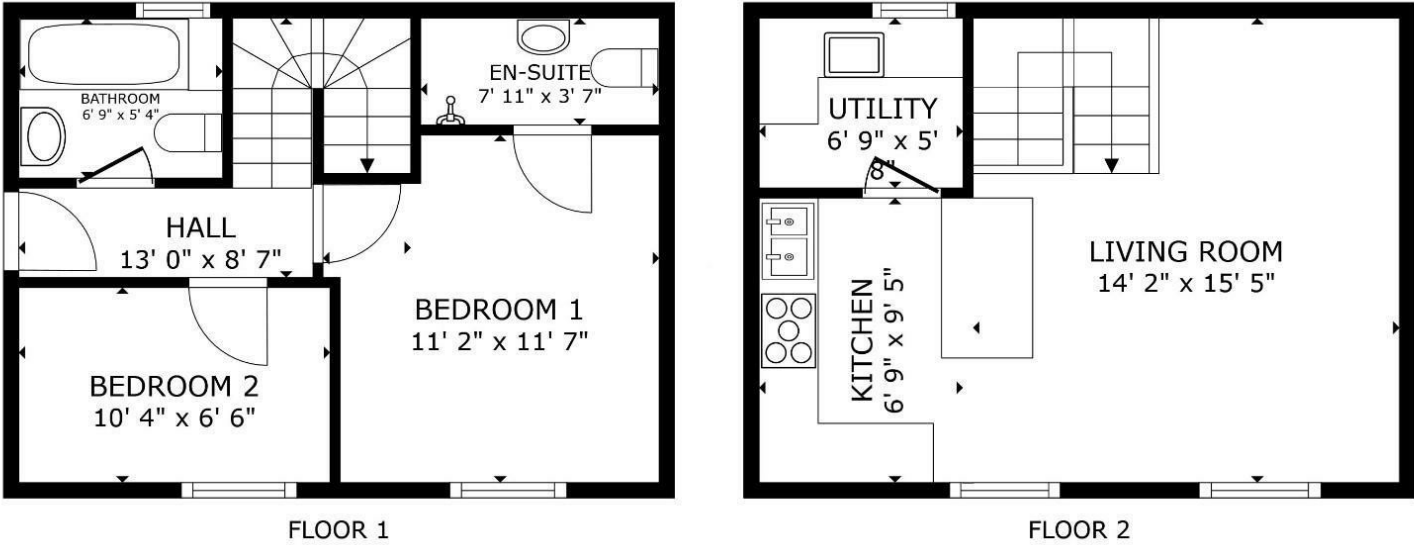
Rising Sun Cottage Denbigh Road, Nannerch, Mold, Flintshire, CH7 5RH

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

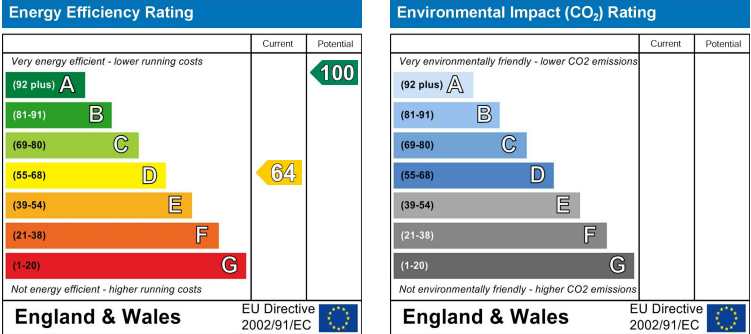
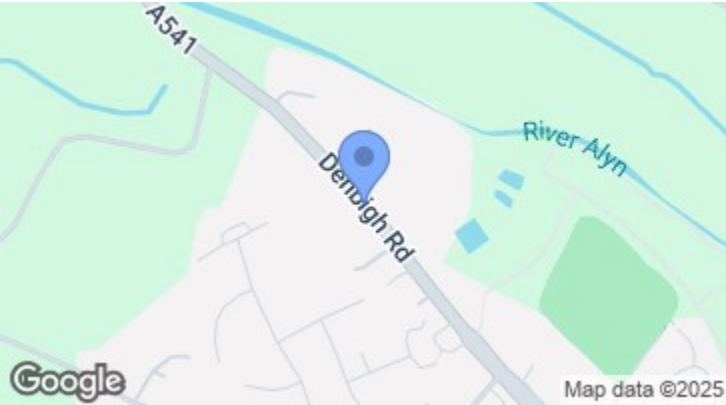
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GROSS INTERNAL AREA
FLOOR 1 329 sq.ft. FLOOR 2 329 sq.ft.
TOTAL : 657 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Rising Sun Cottage Denbigh Road
Nannerch, Mold, Flintshire,
CH7 5RH

Price
£230,000

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 highly appointed two bedroom semi detached cottage with delightful courtyard, off road parking, garage and a large informal garden extending in total to just over 0.5 acre.

Forming part of this imposing building on the periphery of Nannerch village, mid-way between Mold and Denbigh, and approximately 5 miles from the A55. Built in 2007, the cottage offers deceptively spacious accommodation with the principal living area on the first floor taking full advantage of the views over the surrounding countryside. Internally the property is presented to a high standard and complemented with modern fittings, a gas LPG fired central heating system and double glazing. Outside there is parking for two cars and a delightful courtyard with covered outside areas and summer house. In brief comprising: Ground Floor - hallway, two bedrooms, one with ensuite shower room, and bathroom. First Floor - superb 'open plan' living/dining room and kitchen with an attractive range of walnut effect units, breakfast bar and integrated appliances; and utility room. INSPECTION HIGHLY RECOMMENDED

LOCATION

The property is situated on the A541 Mold to Denbigh road located immediately opposite the popular Cherry Pie Inn and Restaurant, and some half a mile distant from the centre of Nannerch village, where there is a popular primary school and an Inn. The A55 Expressway interchange at Halkyn provides ease of access throughout the region, whilst the nearby county town of Mold (approximately 7.5 miles) provides a comprehensive range of shopping facilities catering for daily needs, supermarkets, banks and leisure facilities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Wood panelled front door to reception hall.

RECEPTION HALL

Staircase to the first floor accommodation, tiled floor and radiator.

BEDROOM ONE

3.48m x 3.23m (11'5" x 10'7")



Double glazed window to the front with open aspect, radiator, built-in storage cupboard and inner door to en suite.

EN SUITE

2.39m x 0.99m (7'10" x 3'3")



A fully tiled en suite shower room comprising a large tiled shower enclosure with mains shower valve and full length glazed screen, wash basin with

mixer tap and low flush WC, tiled floor, radiator, extractor fan and double glazed window with frosted glass.

BEDROOM TWO

3.12m x 1.85m (10'3" x 6'1")



Double glazed window to the front with views and radiator.

BATHROOM

1.98m x 1.60m (6'6" x 5'3")



A fully tiled bathroom comprising panelled bath with mixer tap and electric shower and screen, wash basin upon a wood effect cabinet and low flush WC. Tiled floor, radiator, extractor fan and double glazed window with frosted glass.

FIRST FLOOR

OPEN PLAN LIVING ROOM/KITCHEN

6.50m x 4.65m overall (21'4" x 15'3" overall)



A spacious 'open plan' room combining living/dining room and kitchen with two double glazed windows to the front with pleasing views over the surrounding countryside. The kitchen is

fitted with an attractive range of gloss walnut effect fronted base and wall units with a large dividing unit/breakfast bar and light tone grey worktops. Inset sink unit with preparation bowl and mixer tap, tiled splashbacks and range of integrated appliances comprising single electric oven, four gas burner hob, cooker hood and fridge/freezer. Two radiators including a tall contemporary style radiator to the internal wall, TV aerial point, loft access and internal door to utility room.



UTILITY ROOM

2.03m x 1.73m (6'8" x 5'8")



Matching base and wall units to the kitchen with light tone worktops, inset sink unit with mixer tap and tiled splashback. Plumbing for washing machine and dishwasher, radiator, extractor fan, and double glazed window with frosted glass. Cupboard housing the gas LPG boiler.

OUTSIDE

Allocated parking for two cars to the side of the garages.

GARAGE



A single semi-detached garage (right hand side garage) with twin timber doors. Please note that no parking will allowed to the front of the garages.

COURTYARD



A delightful fully enclosed courtyard with artificial lawn and purpose built timber framed and slated covered seating areas incorporating a

Summerhouse .with glazed twin doors together with side windows and power and light installed. Outside light and tap.

SUMMERHOUSE



Glazed twin doors together with side windows and power and light installed.

GARDENS & GROUNDS

The house benefits from a large informal garden area which extends to the western side of the garage and courtyard and provides a quite private rural environment.

DIRECTIONS

From Mold take the A541 Denbigh road and follow this road for approximately six miles passing through the villages of Rhydymwyn and Hendre, passing the left turning for Nannerch and follow the main road for a further half a mile, whereupon the property will be found set back on the right hand side immediately after the Cherry Pie Inn.

AGENTS NOTES

Shared private drainage system.

TENURE

Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band C

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.

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