

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

Cavendish
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Rising Sun House Denbigh Road

Nannerch, Mold, Flintshire
CH7 5RH

Price
£325,000

A DECEPTIVELY SPACIOUS AND ADAPTABLE THREE BEDROOMED, THREE STOREY, MID-TERRACED HOUSE WITH EXTENSIVE TIERED GARDENS, GARAGE AND WOODLAND. Converted in 2008 by the present owners to provide a unique family home with the principal living accommodation on the middle floor with direct access to the tiered gardens beyond. The property benefits from gas LPG central heating and double glazing and in brief comprises: Ground floor - reception hall, bedroom one with ensuite shower room, bedroom two and luxury family bathroom with four piece suite. First floor - landing, open plan living room/dining room with multi-fuel stove, garden room with bi-fold doors to the garden and kitchen. To the upper floor there is an additional double sized bedroom with an ensuite shower room. Semi detached garage, off road parking, private tiered gardens with water feature, outside bar, covered seating areas and Scandinavian log house. Additional land to rear with separate vehicular access and timber cabin with potential for use as a holiday let, subject to planning approval.



GROSS INTERNAL AREA
FLOOR 1: 568 sq. ft, FLOOR 2: 614 sq. ft,
FLOOR 3: 193 sq. ft, TOTAL: 1,376 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	

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



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;

CANOPY ENTRANCE PORCH



Canopy front porch with double glazed wood panelled front door to Reception Hall.

RECEPTION HALL

Double glazed window to front, laminate wood-effect flooring, radiator, built-in cloaks cupboard and turned pine spindle staircase to first floor with storage cupboard beneath. White panelled interior doors to all rooms.

BEDROOM ONE

5.61m x 3.86m max overall (18'5" x 12'8" max overall)



A dual aspect room with double glazed windows to the front, range of fitted wardrobe units with light wood-effect door fronts with matching cabinets and drawers and open display shelving. TV aerial point and radiator.



WOODLAND

Small area of established woodland located to the upper part of the plot.

GARAGE AND PARKING



A single semi-detached garage (left hand side garage) with twin timber doors. Please note that no parking will allowed to the front of the garages. Parking for two cars to the front of the property.

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 £80.00 including VAT

per transaction payable by both 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/SC

UPPER GARDEN



Further loose slate and paved seating areas to the upper part of the garden with two interconnecting ponds with cascading water feature. There is also a Scandinavian log house and a newly built timber framed/clad store/office with double glazed outer doors, full length glazed windows and provision for shower and WC.



ADDITIONAL LAND

Beyond the gardens is a further lawned area with far reaching views and an additional timber framed cabin which has the additional benefit of new driveway from the adopted minor lane to the rear. We understand the cabin was previously used as an office and affords potential, subject to planning approval, for conversion/extension to provide a larger self-contained holiday unit.

EN SUITE SHOWER ROOM

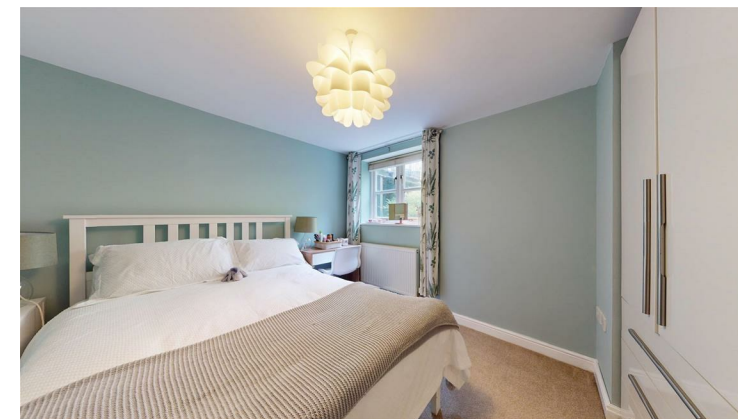
1.83m x 0.99m (6' x 3'3")



A fully tiled en suite shower room comprising tiled shower enclosure with Mira main shower valve and glazed screen, wash hand basin with cabinet beneath and low flush WC. Tiled floor, extractor fan and radiator.

BEDROOM TWO

3.48m x 2.90m (11'5" x 9'6")



A double size room with double glazed window to the rear, space for wardrobe and radiator.

BATHROOM

2.72m x 2.59m (8'11" x 8'6")



A modern and recently refurbished luxury bathroom with four piece suite comprising a freestanding oval shaped bath with feature waterflow tap; a large shower enclosure with feature panelling, sliding screen and mains shower with rainwater headset and handset; vanity wash basin with cabinet beneath and low flush WC. Matching wall cupboard, split level tiled floor, part tiled walls, recessed ceiling lighting, chrome radiator and double glazed window with frosted glass.

FIRST FLOOR

Landing with laminate flooring, radiator and extended staircase to the second floor.

OPEN PLAN LIVING/DINING ROOM

6.53m x 4.45m max overall (21'5" x 14'7" max overall)



An open plan room with double glazed window to the front and full length double glazed window to the rear with views over the garden. Freestanding multi-fuel stove upon a tiled

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hearth, TV aerial point, laminate wood-effect flooring and radiator. Opening to garden room.



KITCHEN

4.17m x 3.20m (13'8" x 10'6")



GARDEN ROOM

3.94m x 2.84m (12'11" x 9'4")



An attractive room with feature double glazed windows to the side elevation and bi-fold doors providing access to the garden. Recessed ceiling lighting, continuation of the laminate wood-effect flooring and tall contemporary radiator.

A good size kitchen fitted with a range of gloss white base and wall units with grey worktops, inset sink unit with preparation bowl and mixer tap and tiled splashback. Range of integrated appliances comprising stainless steel five gas burner hob, electric double oven, dishwasher and larder fridge. Laminate wood-effect flooring, radiator, plumbing for washing machine and double glazed window to the front with rural aspect.



SECOND FLOOR

BEDROOM THREE

3.63m x 3.48m overall (11'11" x 11'5" overall)



A double sized room with two double glazed windows, sloping ceiling to part and Velux double glazed rooflight providing natural lighting. Radiator.

EN SUITE SHOWER ROOM

3.02m x 1.78m max (9'11" x 5'10" max)



Comprising tiled shower enclosure, pedestal wash basin, and

low flush WC, laminate wood-effect flooring, radiator, extractor fan and useful built-in storage cupboard with light.

OUTSIDE

Allocated parking for two cars to the front of the proeprty.

GARDEN



To the rear of the property is a split level tiered garden which enjoys a good level of privacy with a selection of mature trees and a pleasant woodland aspect. The garden includes extensive paved areas, raised borders with a variety of mature plants and shrubs as well as an outside bar. To the left of the patio is a further loose slate seating area with a covered seating area with pergola frame and space for a pizza oven. Further lawned areas beyond with access leading down to the front of the property. Please note the new cedar framed greenhouse is available by separate negotiation.

