

Carreg Fawr Eryrys Road, Mynydd Du, Mold, CH7 4BR



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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Offers In The Region Of £530,000

LOCATION



Located in the small village of Eryrys. The village is centred around the popular Sun Inn and community centre and there is a primary school close by. Both local towns of Mold and Ruthin provide a comprehensive range of shops for most daily needs, secondary schools and leisure facilities and the area is ideally located for those needing to commute to the larger centres of employment. Local footpath provide access into Nercwys Forest with its numerous country walks, mountain bike trails and bridleways.

HALLWAY

3.70 x 2.34 (12'1" x 7'8")



Enter the property via a black composite door into a tiled entrance porch. A wooden-framed glazed door opens into a welcoming hallway with wood flooring, carpeted stairs with a oak and glass balustrade, radiator, and alarm panel.

LIVING ROOM

3.64 x 3.75 (11'11" x 12'3")



The living room is full of rustic charm with exposed beams, a LPG gas fire set into a marble hearth with a oak surround, and fitted corner cabinetry. A large internal window allows natural light from the conservatory to flow through.

CONSERVATORY

3.29 x 2.75 (10'9" x 9'0")



Oak framed glass door leads into a bright conservatory with grey tiled flooring, electric smart heater, hanging pendant light, and French doors opening out to the garden.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Council Tax Band F.

DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ- Head south on High St/B5444 towards Chester St/A5119 Continue to follow B5447 0.7 mi slight right at Nercwys sign post continue 0.4 mi under the Mold bypass Turn right sign posted Eryrys 3.1 mi Continue onto Pant Du Rd Just as you are about to get to Eryrys there is a junction the property in on the Right hand side. Carreg Fawr.

AGENTS NOTES

Oil fired heating
Gas Cooker supplied by LPG gas
USB/ UBC electoral plug sockets
Mains Electric
Mains Sewage
Garden well planted with established trees and plants.
Additional plot of land which has separate Title deeds and is SSI rated.
Overall coverage of garden and land 0.55 acre

AML

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

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.

VIEWINGS

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

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

LAND



The property includes a separately titled SSI (Site of Special Scientific Interest) plot, ideal for conservation, recreation, or added privacy. Combined, the house and land total approximately 0.55 acres.



Garage 1
3.29 x 5.03 (10'9" x 16'6")



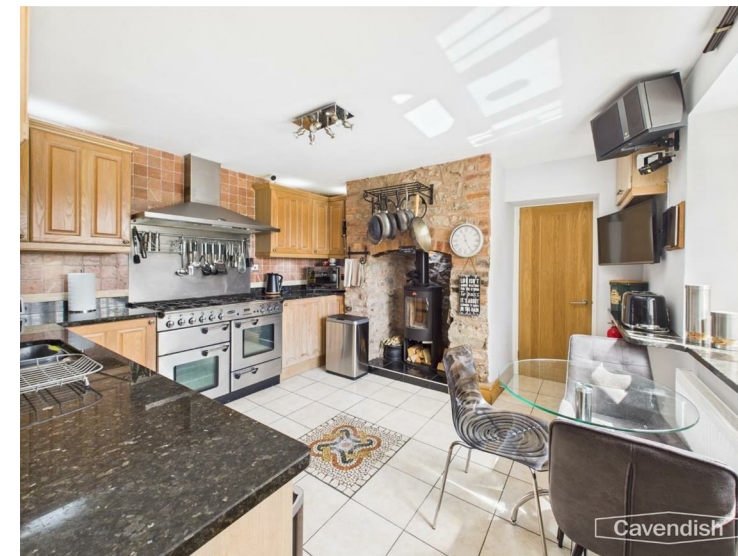
Workbench, roof boards, LED Light Panels. Alarm sensor, RCD Power income board, Horseman remote control garage door with auto lights, 2 x External Bulkhead lights, 2 x Dble Sockets

Garage 2
2.58 x 4.95 (8'5" x 16'2")

Roof boards, LED Light Panels Double socket, Alarm sensor, RCD Power income board, Horseman remote control garage door with auto lights. 4 x External Bulkhead lights with Waterproof Switches, 3 x External up down lights, Double External Waterproof socket

KITCHEN

3.69 x 3.49 (12'1" x 11'5")



The kitchen boasts white tiled flooring, oak cabinetry with black granite worktops, Italian marble splashbacks, stainless steel splashback, Rangemaster LPG gas hob with extractor hood, under counter dishwasher, and a wood burner set in a stone hearth with matching black granite side and windowsill, window overlooking the front of the property and radiator.

DINING ROOM

2.75 x 2.70 (9'0" x 8'10")



A wooden door leads into the separate dining room with wood flooring, double-glazed window, radiator, and stylish light fittings. Ideal for formal or family dining.

UTILITY ROOM

1.47 x 2.62 (4'9" x 8'7")



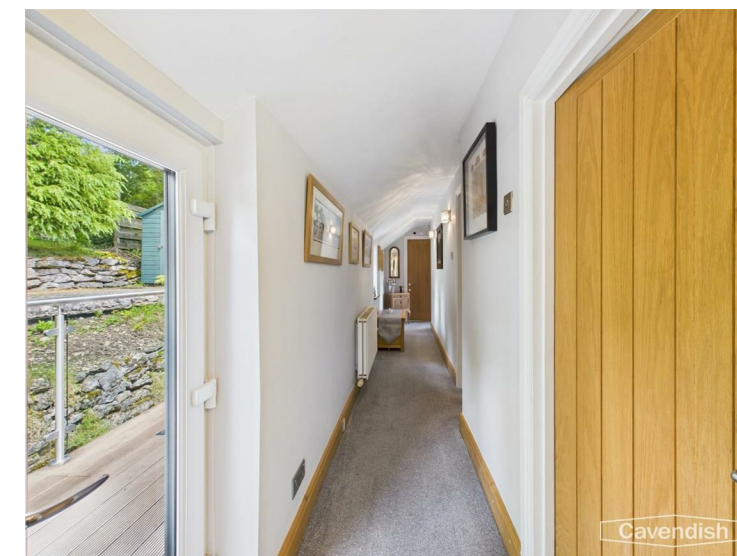
Practical and stylish, with teal gloss cabinetry, wood effect worktops, white tiled splashbacks, under-unit lighting, and stainless steel sink. Houses the oil-fired Worcester combination boiler and provides access to the rear of the property via a UPVC door.

DOWNSTAIRS W/C

0.72 x 1.48 (2'4" x 4'10")

LANDING

1.02 x 7.68 (3'4" x 25'2")



Carpeted with wall-mounted lights and a pendant ceiling light, and a glazed door leading to a private balcony with far-reaching countryside views.

MASTER BEDROOM

3.72 x 4.08 (12'2" x 13'4")



drawers, wall mounted built in TV, frosted window, towel radiator, mirrored medicine cabinet, and inset ceiling spotlights. Tiled in soothing cream and natural tones for a spa-like feel. Airing cupboard with Double radiator, chrome rail shelving, PIR lighting, Local RCD Breaker for bathroom.

BEDROOM 2

3.12 x 3.32 (10'2" x 10'10")



A generous double bedroom with carpeted flooring, built-in wardrobes, a white radiator, oak windowsill, and a large double-glazed window with countryside views. Sloped ceilings and attractive pendant lights add to the character. Includes access to the loft space which is fully insulated with Kingspan insulation and boarded out with lighting in one side.

FAMILY BATHROOM

3.13 x 1.78 (10'3" x 5'10")



A beautifully appointed and contemporary bathroom with patterned flooring, a freestanding bathtub with silver waterfall tap and handheld shower, separate walk-in rainfall shower with glass screen, WC, Floating vanity unit with two

BEDROOM 3

2.57 x 2.70 (8'5" x 8'10")



Another well appointed bedroom with matching built-in storage, carpeted flooring, radiator, and window to the front aspect with oak windowsill, 2nd loft access, Perfect for guests or children.

BEDROOM 4/ STUDY

2.50 x 1.69 (8'2" x 5'6")



Currently used as an office but fully adaptable as a single bedroom, nursery or study. Features a Velux skylight, carpeted flooring, radiator, and three spot lighting. Furniture will be removed prior to sale.

EXTERNAL



Set back from the road, the property offers ample off-road parking via a large driveway and two garages with electric doors and full power supply. The rear garden is beautifully tiered with multiple levels featuring established planting, lawned areas, gravel paths, and several private seating zones. A raised decking area offers the perfect place to relax and enjoy the uninterrupted views and currently houses a Jacuzzi (available via separate negotiation). A metal shed, oil tank, and a separate gated gravelled path and storage area complete the outside space.

GARDEN

