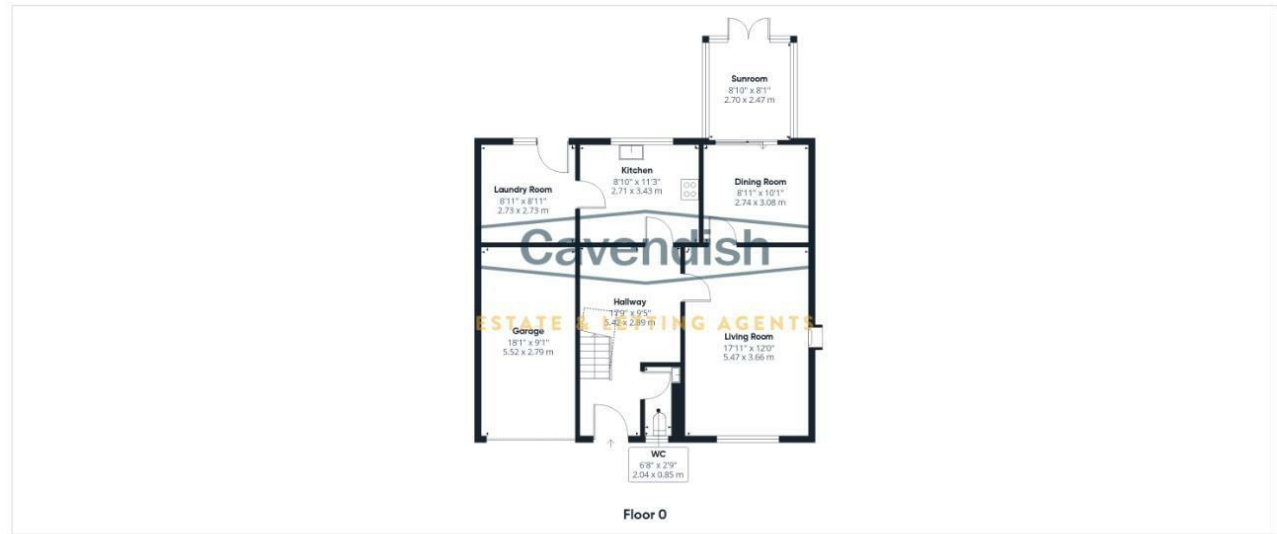


15 Bryn Celyn, Nannerch, Mold, CH7 5RT



	Energy Efficiency Rating	Environmental
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Approximate total area⁽ⁿ⁾
1628 ft²

151.1 m²

Reduced headroom

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE300



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		52	61
(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.



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15 Bryn Celyn
Nannerch, Mold,
CH7 5RT

NEW
£425,000

SOLD WITH NO CHAIN

Set within the highly sought-after village of Nannerch, in an Area of Outstanding Natural Beauty, this beautifully presented four-bedroom detached family home offers spacious, versatile accommodation and wonderful countryside views.

Approached via a generous gravel driveway with parking for several vehicles and a single garage, the property also features a thoughtfully landscaped rear garden, providing the perfect space for relaxation and entertaining.

Inside, the home boasts a modern fitted kitchen with a separate utility room, two elegant reception rooms, a conservatory, and a dedicated home office—ideal for today’s flexible lifestyles. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a stylish family bathroom.

Finished to a high standard throughout, this attractive property combines contemporary comfort with a tranquil village setting. This home is perfectly positioned for access to Mold, the A55, and the North Wales countryside, making it an ideal choice for families seeking both convenience and a rural lifestyle.

LOCATION



Nannerch is a charming conservation village set in a peaceful location about half a mile from the A541 Mold – Denbigh road. It offers a primary school, village inn, and lies within 2.5 miles of the Clwyd Country Park, an Area of Outstanding Natural Beauty. The A55 at Halkyn (5 miles) provides easy access to the North Wales coast, Chester (18 miles), and beyond.

EXTERNAL



Nestled in the heart of the village, this beautifully presented four-bedroom detached home features countryside views, parking for three cars with EV charger, mature gardens, and an attached garage.

ENTRANCE HALL

5.42 x 2.89 (17'9" x 9'5")

The entrance hallway is finished with laminate flooring and features a white wooden radiator cover, a carpeted staircase with wooden balustrade rising to the first floor, and a useful downstairs WC. The space opens up into a bright area currently used as a home office, complete with a built-in desk, hanging light pendant, and thermostat.

Downstairs W/C

2.04 x 0.85 (6'8" x 2'9")

The downstairs cloakroom is tastefully appointed with laminate flooring, a white Villeroy & Boch WC, a floating vanity with a contemporary cloakroom basin set into a counter with concrete effect tilling, and a silver towel rail. A smart illuminated mirror and spotlighting complete the space.

KITCHEN

2.71 x 3.43 (8'10" x 11'3")



To the rear of the house, the kitchen is fitted with sleek grey tile flooring and a matching palette of contemporary grey wall and base units with stylish silver handles. A marble-effect worktop wraps around a stainless steel sink with adjustable faucet, and a black ceramic splashback frames the electric hob and integrated extractor fan. Additional integrated appliances include a double oven with plate warmer and a dishwasher. A double glazed window looks out onto the rear garden, while a door opens through into the utility.



GARAGE

5.52 x 2.79 (18'11" x 9'1")



The attached single garage is fitted with an electric roller door and houses the electrical fuse board and Glow-worm oil-fired boiler. It benefits from power and lighting, and a new oil tank has recently been installed. To the left of the garage is a newly added EV charger.

DIRECTIONS

From Mold take the A541 Denbigh Road and follow this road for approximately 6 miles and take the left handed turning for Nannerch. Slight left onto Village Rd 0.4 mi - Turn left onto Pen-Y-Coed-240 ft Turn right onto Bryn Celyn follow the road then turn left to stay on Bryn Celyn and the property will be down a cul- du sac on the left the middle house of three properties opposite the park.

TENURE

Understood to be freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

AGENTS NOTES

Oil fired heating
LPG gas for the living room gas fire
New Oil Tank Installed
Unadopted Cul du sac road with access for four houses

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.

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.



Cavendish

BEDROOM
2.62 x 3.32 (8'7" x 10'10")



Cavendish

Bedroom four, currently used as an office space, is also carpeted with a fitted wardrobe, radiator, pendant light, and a rear-facing double glazed window.

GARDEN



Cavendish

The rear garden is thoughtfully landscaped, with a tiled patio area, a circular brick-paved seating area, and a lush lawn bordered by mature trees, shrubs, and flowering plants. A further paved area to the side offers another place to sit or dine, along with tucked away storage space for LPG gas bottles, and a convenient side gate to the front.

BEDROOM
3.38 x 2.74 (11'1" x 8'11")



Cavendish

Bedroom three is a further double with built-in wardrobes, soft carpet underfoot, a pendant light, radiator, and double glazed window.



Cavendish

UTILITY
2.73 x 2.73 (8'11" x 8'11")



Cavendish

The utility room continues the grey tiled flooring and features matching grey units and white countertops, with space for a washer and dryer, and a built-in fridge freezer. A UPVC door leads out into the garden, and there is a white radiator and hanging pendant light.

LIVING ROOM
5.47 x 3.66 (17'11" x 12'0")



Cavendish

The living room is an inviting space with laminate flooring and a gas fire set beneath a white mantelpiece. A double glazed window overlooks the front of the property, and a light pendant overhead adds ambient light. An open doorway leads through to the dining room.



Cavendish

DINING ROOM
2.74 x 3.03 (8'11" x 9'11")



The dining room flows effortlessly from the living space, continuing the laminate flooring and featuring a white radiator and pendant lighting. Sliding glass doors open into the conservatory.

CONSERVATORY
2.70 x 2.47 (8'10" x 8'1")



The conservatory provides a year-round connection to the outdoors, with tiled flooring, spotlights set into an insulated ceiling, and French doors opening out into the garden – a perfect place to relax or entertain.



LANDING
2.02 x 4.46 (6'7" x 14'7")
Upstairs, the first-floor landing is carpeted and fitted with a radiator and pendant lighting, with access to the loft and two storage cupboards – one housing the water cylinder.

BEDROOM
4.45 x 3.59 (14'7" x 11'9")



The master bedroom is a generous and stylishly presented space, fully carpeted with built-in wardrobes, bedside units, and chest of drawers. A large double glazed window frames views of the front, and a pendant light hangs overhead.

BEDROOM
3.66 x 3.18 (12'0" x 10'5")



Bedroom two is also a spacious double, carpeted and complete with built-in wardrobes and a vanity or dressing table area, radiator, pendant lighting, and a rear-facing window.

BATHROOM
2.61 x 2.80 (8'6" x 9'2")



The family bathroom is a generous space with cream tile-effect vinyl flooring, a large walk-in double shower with electric unit, a separate white bathtub with handheld shower attachment, and full-height white tiled walls. A white vanity unit supports a crescent-shaped basin with silver faucet, set beneath a double glazed window. A silver towel rail and ventilation system are also included.