



Old Smithy Courtyard

Nannerch,
Mold, Flintshire CH7 5RD

Price
£310,000

A charming three bedroom stone fronted link-detached cottage located to the centre of this noted Conservation village, within an Area of Outstanding Natural Beauty, some six miles from Mold. Affording immaculately presented accommodation, which has been subject to a programme of refurbishment in recent years with modern fittings, oil fired central heating system and double glazing. Standing within delightful low maintenance walled gardens and off-road parking to the rear through a shared Courtyard. The well presented and adaptable accommodation with converted garage in brief provides reception hall, spacious lounge with feature limestone fireplace with multi-fuel stove and oak flooring, dining room, study, utility room, refurbished kitchen with oak units and integrated appliances, ground floor cloakroom/wc, bedroom one with modern en suite shower room, two further bedrooms (second bedroom with potential to divide into two rooms) and well appointed bathroom. INSPECTION HIGHLY RECOMMENDED.

Old Smithy Courtyard, Nannerch, Mold, Flintshire CH7 5RD

LOCATION

Built in the early 1990's, the property occupies an attractive position to the centre of this noted and highly sought after village with popular village Inn, Primary School, weekly GP Surgery and Village Hall. The village is set in a secluded position about half a mile off the A541 Mold to Denbigh road and is within 2½ miles of the Clwyd Country Park, a Designated Area of Outstanding Natural Beauty with numerous country walks and bridle path. The A55 interchange at Halkyn is within five miles, enabling ease of access along the North Wales coast to Chester (approx 25 minute drive) and motorway network beyond. Both Manchester and Liverpool Airports are within an approximate 60 minute journey.

THE ACCOMMODATION COMPRISES:
Outbuilt canopy front entrance with light and modern double glazed composite panelled front door to:

RECEPTION HALL

4.42m x 1.80m (14'6" x 5'11")

Spindled staircase to the first floor, quarry tiled floor, coved ceiling, radiator and white panelled interior doors to all rooms.



CLOAKROOM / WC

1.47m x 1.17m (4'10" x 3'10")

Fitted with a white suite comprising low flush wc and wash hand basin with Travertine tiled splash back. Quarry tiled floor, radiator, extractor fan and double glazed window.

LOUNGE

6.05m x 3.71m (19'10" x 12'2")

A spacious room with double glazed window to the front with wooded aspect opposite and matching french doors to the rear to the garden. Feature polished limestone fireplace surround with black granite insert and hearth, and Aarrow

inset multi-fuel stove. Coved ceiling, solid oak flooring, two radiators and tv aerial point.



DINING ROOM

3.48m x 3.00m (11'5" x 9'10")

Double glazed leaded effect window to the front, oak flooring, coved ceiling and double panelled radiator. Internal door to:



STUDY

3.40m x 2.77m (11'2" x 9'1")

UPVC double glazed french doors with matching side panels leading to the Courtyard, tiled floor, recessed lighting, access to roof space and power points. Door to:



UTILITY ROOM

2.77m x 1.96m (9'1" x 6'5")

Fitted work top, plumbing for washing machine, space for fridge and freezer, tiled floor, Worcester oil fired central heating boiler, wall shelving and double glazed window.

KITCHEN BREAKFAST ROOM

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

Well appointed with attractive range of 'in-frame shaker' style light oak fronted base and wall units with contrasting granite effect work tops with inset composite sink unit with preparation bowl and mixer tap, and attractive Travertine tiled splash back. Range of integrated appliances comprising touch control ceramic hob, cooker hood, electric double oven, dishwasher and larder fridge. Tiled floor, double panelled radiator, two double glazed windows and matching UPVC french doors to the garden.



FIRST FLOOR LANDING

Double glazed window to the front, radiator, airing cupboard with radiator and shelving; and white panelled interior doors to all rooms.

BEDROOM ONE

3.76m x 2.97m (12'4" x 9'9")

Double glazed window to the rear, built-in triple wardrobe, hanging rails and shelving, and radiator.



BEDROOM THREE

3.00m x 2.24m (9'10" x 7'4")

Double glazed window to the front, extensive wall shelving, telephone point and radiator.



EN SUITE

2.97m x 0.81m (9'9" x 2'8")

Refitted with a modern white contemporary suite comprising tiled shower enclosure with mains shower valve and folding screen, wash hand basin and low flush wc. Fully tiled walls with matching floor, electric fan heater, extractor fan, access to boarded roof space and double glazed window with frosted glass.



BATHROOM

2.39m x 1.75m (7'10" x 5'9")

Refitted with a modern white suite comprising panelled bath with mixer shower tap and glazed screen, pedestal wash basin with feature tap and low flush wc. Attractive fully tiled walls with matching tiled floor, radiator, extractor fan and double glazed window.



BEDROOM TWO

6.10m x 3.71m reducing to 2.49m

(20'0" x 12'2" reducing to 8'2")

A spacious room presently used as the master bedroom and with scope to sub divide into two rooms. Double glazed windows to two aspects, light oak effect laminate flooring, tv aerial point and double and single panelled radiators.



OUTSIDE

Paved area to the front of the cottage with stone walling, and gated access to the left hand gable to the rear garden. Log store.

REAR GARDEN

Delightful walled rear garden with lawn, deep shrubbery borders, privet hedging, paved pathways and patio area. The garden includes various established specimen bushes and shrubs, a timber garden shed, outside light and tap. A gate provides access to a parking area with access off the shared Courtyard to the rear of the property.

COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From Mold take the A541 Denbigh road, passing through the villages of Rhydymwyn and Hendre, and after approximately six miles take the left turning signposted for Nannerch. Follow this road into the village, passing the Cross Foxes Inn on the right hand side, whereupon the property will be found a short distance thereafter, also on the right.

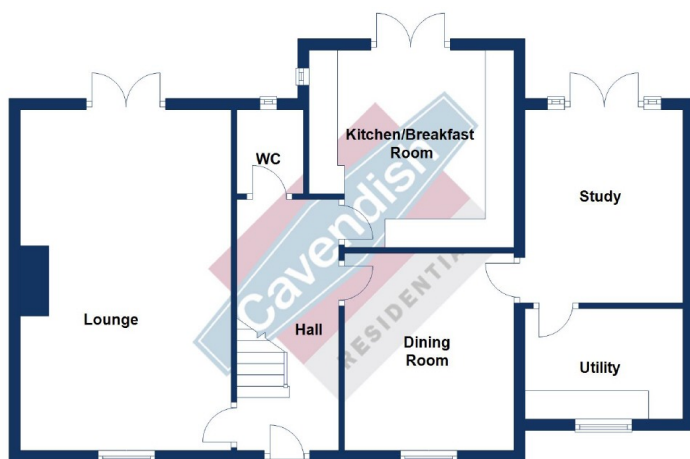
VIEWING

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

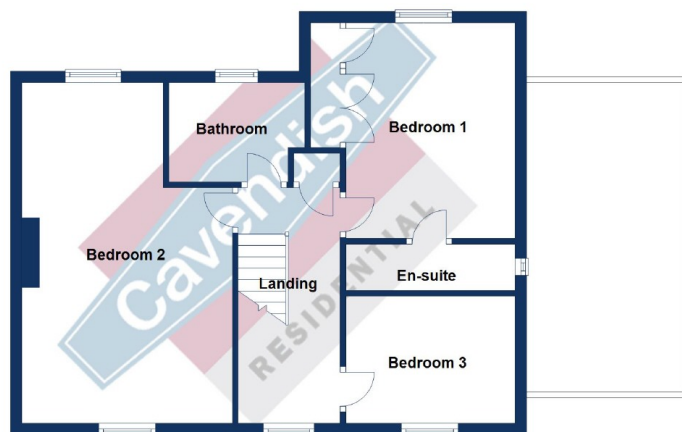
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Ground Floor



First Floor



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

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