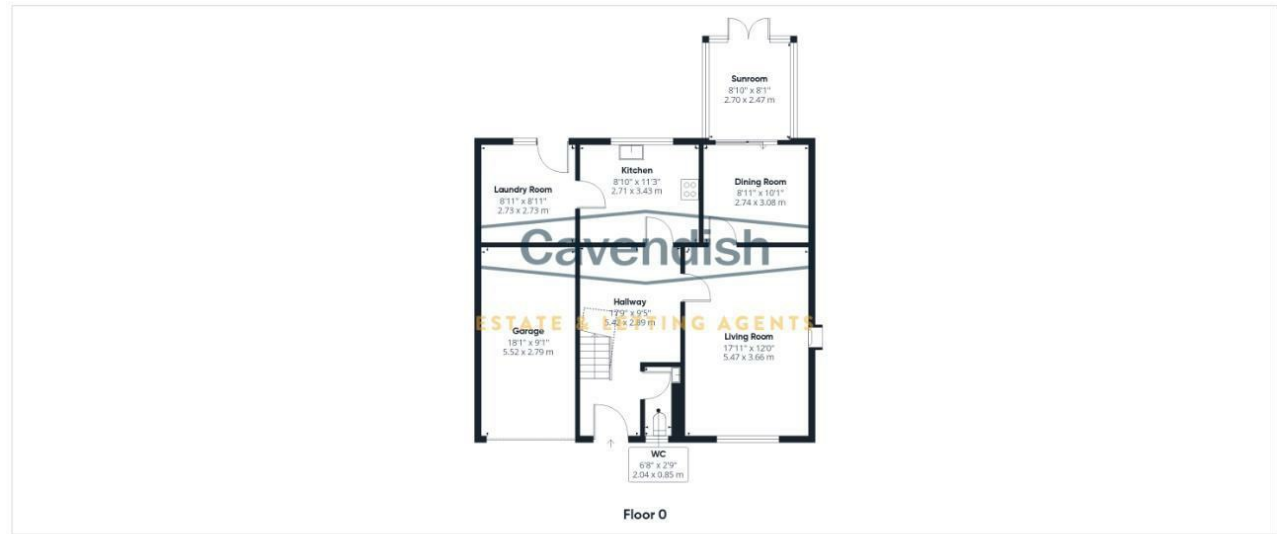



15 Bryn Celyn, Nannerch, Mold, CH7 5RT



| | | | | |
|---|--|--|--------------------------|---------------|
|  | | | Energy Efficiency Rating | Environmental |
|---|--|--|--------------------------|---------------|

| |
|---|
| Approximate total area[®] |
| 1628 ft ² |
| 151.1 m ² |
| Reduced headroom |
| 15 ft ² |
| 1.4 m ² |

(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.


GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> | | | |
| <p><i>Not energy efficient - higher running costs</i></p> | | | |

England & Wales


EU Directive
2002/91/EC



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

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.

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15 Bryn Celyn

Nannerch, Mold,
CH7 5RT

Price

£425,000

Set in the sought-after village of Nannerch, within an Area of Outstanding Natural Beauty, 15 Bryn Celyn is a beautifully presented four-bedroom detached family home offering spacious and versatile living. The property enjoys countryside views and benefits from a generous gravel driveway, single garage, and a thoughtfully landscaped rear garden. Internally, the home features a modern kitchen with utility room, two elegant reception rooms, a conservatory, and a home office space. Upstairs offers four well-proportioned bedrooms, including a master with en suite, and a stylish family bathroom. With high-quality finishes throughout and easy access to Mold, A55 and nearby countryside, this is an ideal home for families seeking both comfort and location.

LOCATION

Nannerch is a Conservation village set in a secluded position about half a mile from the A541 Mold to Denbigh Road. The village has a primary school and inn and is within 2.5 miles of the Clwyd Country Park, a designated area of Outstanding Natural Beauty. The A55 interchange at Halkyn is approximately 5 miles, enabling ease of access along the North Wales coast, to Chester (approximately 18 miles) and motorway network beyond.

Nestled in the heart of the picturesque village of Nannerch, 15 Bryn Celyn is a beautifully presented four-bedroom detached home offering spacious and flexible accommodation throughout. With views across rolling countryside, the property is approached via a gravel driveway with parking for three vehicles, bordered by well-stocked flower beds and mature planting. A single attached garage with an electric roller door sits to one side, and a smart UPVC door opens into the entrance hallway.

ENTRANCE HALLWAY



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



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 tiling, and a silver towel rail. A smart illuminated mirror and spotlighting complete the space.

KITCHEN



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

TENURE

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.

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.

VIEWINGS

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

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

BEDROOM 4

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

GARDEN

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.

**GARAGE**

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.

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.

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.

UTILITY

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

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.

DINING ROOM

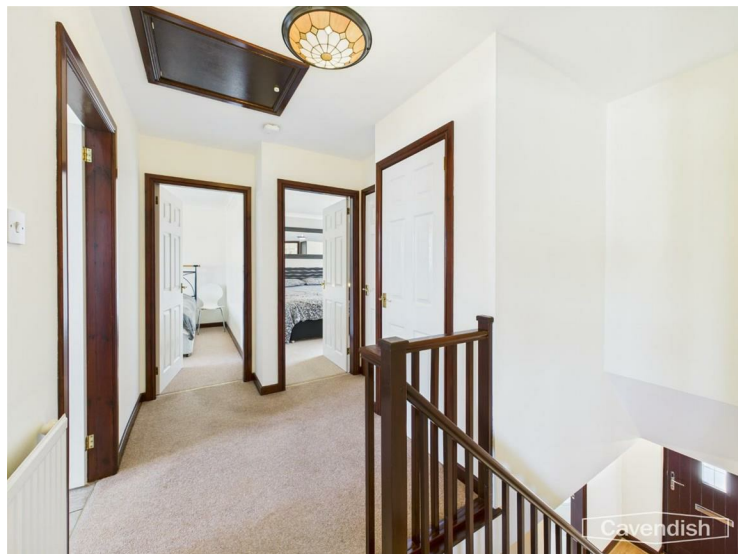
The dining room flows effortlessly from the living space, continuing the laminate flooring and featuring a white radiator and pendant lighting. Sliding glass doors open into the conservatory.

CONSERVATORY



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



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.

PRIMARY BEDROOM



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.



ENSUITE



The en suite bathroom features vinyl tile-effect flooring, a Villeroy & Boch WC, floating vanity unit with circular basin and silver faucet, a backlit mirror with shelf, and a glass-fronted shower enclosure with white tiled surround and adjustable shower. Clever storage is hidden behind wooden doors, and a frosted double glazed window allows for natural light.

BEDROOM 2



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.

FAMILY BATHROOM



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.

BEDROOM 3



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