

williams estates



**Pen Isa Cwm Pen-Y-Felin, Nannerch,
Flintshire, CH7 5RW**

£420,000

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EPC - F31 Council Tax Band - F Tenure - Freehold

Pen-Y-Felin, Nannerch

3 Bedrooms - House - Detached

Video Tour Available - Beautiful Detached Stone Cottage set in the picturesque and idyllic hamlet of Pen-y-Felin. The property boasts spacious living accommodation offering Kitchen, Open Plan Dining Room into the Sun Room., Snug, and Shower Room to the Ground Floor and Three Double Bedrooms to the First Floor. Gardens to the front, side and rear. Extra land available upon request. EPC rating F 31, Tenure - Freehold, Council Tax Band F

* VIEWING HIGHLY RECOMMENDED *

Description

Beautiful Detached Stone Cottage offering bright and spacious living accommodation comprising of Kitchen, Open Plan Dining Room into Sun Room, Snug, and Shower Room to the Ground Floor and Three Double Bedrooms to the First Floor. Set in around 1.8 acres of land including gardens to the front, rear and side.

Set in the idyllic rural location of Pen-y-Felin a small Hamlet just outside Nannerch.

Accommodation

Timber door leading into :

Entrance Porch

6'11" x 5'3"

Having double radiator and double glazed window to the front of the property and a cottage door leading into :

Kitchen

12'2" x 11'6"

Oak fronted drawer and base units with complimentary work surfaces over and wall units above, stainless steel sink with mixer tap, space for a range cooker, tiled flooring, exposed beamed ceiling and double glazed window to the front.

Two steps up into :

Utility Room

2'7" x 4'7"

Having radiator and double glazed window to the side.

Downstairs Shower Room

8'6" x 3'10"

Having shower enclosure, pedestal wash basin, w.c, floor to ceiling wall tiling and double glazed window.

Dining Room

15'8" x 12'2"

Having beamed ceiling, radiator, stairs leading off to the first floor and two steps leading into :

Sun Room

15'9" x 9'10"

Hardwood double glazed windows and french doors which lead to the garden, tiled floors and two radiators

Snug

Having beamed ceilings, multi-fuel stove with back boiler which provides heating and hot water, radiator and double glazed window overlooking the front of the property.

First Floor Landing

Double glazed velux roof window.

Bedroom One

11'10" x 11'10"

Double glazed window to the front, radiator and recess housing the hot water cylinder.

Bedroom Two

12'2" x 9'10"

Having storage cupboard, radiator and double glazed window to the front.

Bedroom Three

8'11" x 12'4"

Having exposed roof purlin, radiator and double glazed window to the front.

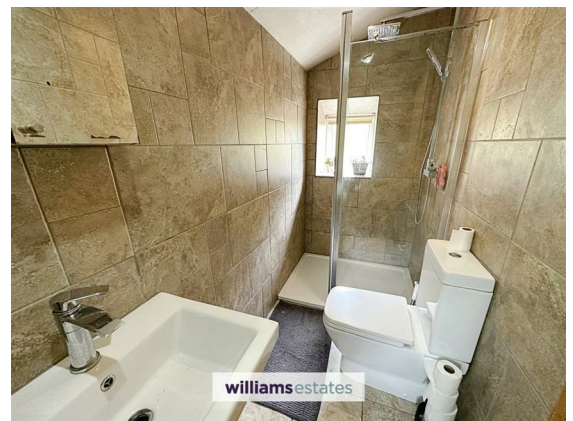
Outside

Garden area to the front laid to lawn with timber fencing further gardens to the side and rear. Having mature shrubs and trees across the land which extends to around 1.8 acres

Directions

From Mold take the A541 Denbigh Road and follow this road for approximately six miles turn left turning signposted for Nannerch. Turn

left onto Pen Y Felin Road, stay right at the forked turn and proceeding into the small hamlet of Pen Y Felin. Turning left at Nannerch Mill and then right where the subject property will be found.





Ground Floor

Floor area 61.8 sq.m. (666 sq.ft.) approx



First Floor

Floor area 43.0 sq.m. (462 sq.ft.) approx

Total floor area 104.8 sq.m. (1,128 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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