



## Willowbank Cottage 6 Brook Street, Llandegla Road, Llanarmon-Yn-Ial, Mold,

**£199,950**

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**EPC - E45**

**Council Tax Band - D**

**Tenure - Freehold**

# 6 Brook Street, Llandegla Road, Mold

## 2 Bedrooms - House

**\*\* No onward chain\*\*** Two bedroomed end of terrace cottage located in the popular village location of Llanarmon Yn Ial with village pub and shop. The property offers a living room, dining room, ground floor bathroom, galley kitchen and utility room. The upper floor offers two double bedrooms; one with access the rear balcony which provides far reaching views of the surrounding countryside.

The property offers double glazed with oil fired central heating.  
Tenure - Freehold, Council Tax Band D, EPC - TBC



### Description

The property offers spacious living accommodation and bedrooms as well as a balcony area with views. On street parking can be found within the village location. Llanarmon-yn-lâl is a small hamlet approximately 8 miles from the market town of Mold, 17 miles from Chester and conveniently placed for access throughout the region. The village is centred around the historic church and has a popular community run inn and shop serving daily needs, as well as a primary school nearby.

### Accommodation

Canopy porch with a slate roof leading into a composite door with a glazed leaded panel which leads into :

### Living Room

17'2" x 12'8" (5.24 x 3.88)

Abundance of period detail, with beamed ceilings, wooden staircase leading to the first floor, out built inglenook stone fireplace with a raised hearth with beam over, quarry tiled hearth. Wall panelled radiator, wall lights, shelving to the recesses and uPVC window to the front elevation. Stable door leads into the kitchen and a doorway into the dining room / snug.



### Dining Room / Snug Area

11'6" x 8'7" (3.53 x 2.64)

Having a uPVC window to the front elevation and a panelled radiator.

### Galley Kitchen

12'3" x 5'8" (3.74 x 1.73)

Having a range of base and wall units with complimentary worktops over, splashback tiling, one and a half bowl stainless steel sink, void for an electric oven with a canopy stainless steel hood over and panelled radiator. uPVC window with tiled sill looking out to the rear of the property. Doorway leads into ;



## Utility Room

9'7" x 6'0" (2.93 x 1.85)

With a void for a washing machine and tumble dryer, worktops over, wall cabinets and tiled splash back, floor mounted oil boiler, quarry tiled flooring and timber stable door with glazed panels leading out to the side of the property. Door leads into :

## Bathroom

9'10" x 6'5" (3.02 x 1.97)

Fitted with a three piece suite comprising of a panelled bath with a shower over, splash back tiling, pedestal sink, uPVC window to the side elevation, low level WC, panelled radiator and an airing cupboard with shelving.

## Stairs / Landing

Timber staircase leading to the first floor landing.

## Bedroom One

15'1" x 8'8" (4.61 x 2.66)

A double bedroom with feature stone wall, three wall mounted lights, uPVC window to the front elevation and double panelled radiator. Double glazed french doors leading to the balcony area which offers a seating area and far reaching views.

## Bedroom Two

12'11" x 11'11" (3.96 x 3.65)

Two uPVC windows to the front elevation, panelled radiator, large storage cupboard with shelving and hanging rail. An additional inbuilt cupboard with shelving and loft access.

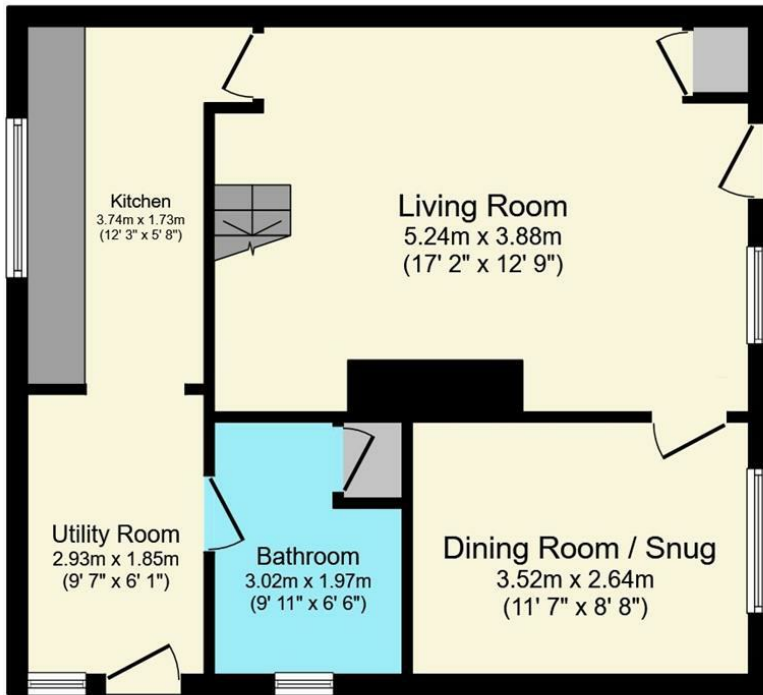
## Outside

With outside store cupboard and balcony area leading from Bedroom one with outdoor lighting and outside tap.

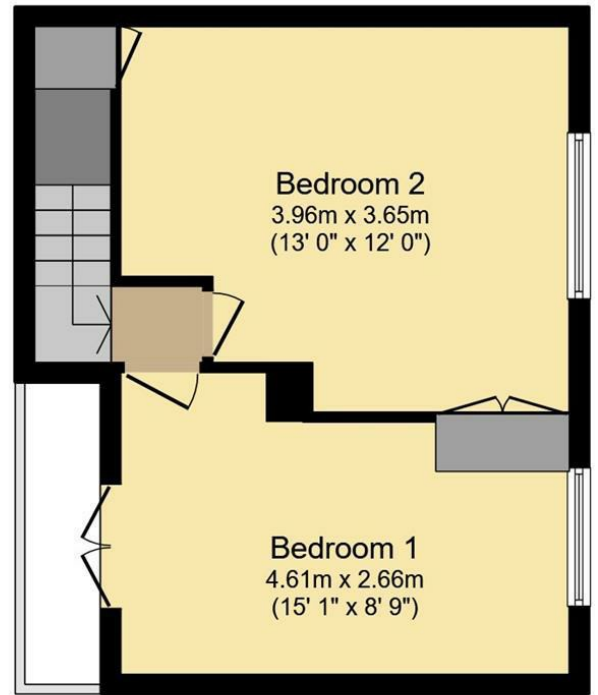
## Directions

From the Agent's Mold Office turn left onto Ruthin Road. On reaching the mini roundabout on the outskirts of town take the second exit onto the A494 Ruthin Road. Follow the road through Gwernymynydd, Cadole and Loggerheads and continue into the village of Llanferres. Proceed for a further two thirds of a mile and take the left fork signposted Llanarmon Yn Ial. Continue on this road for approximately 2 miles and take the right turning signposted Llanarmon Yn Ial village. Continue to its centre, with the Church on your left hand side, the property will be found on the right hand side via a gravelled shared driveway.





**Ground Floor**



**First Floor**

Total floor area 85.9 m<sup>2</sup> (925 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>45</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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