



**6 Ffordd Y Pentre, Nercwys, Mold, CH7
4EJ**

£185,000



EPC - 0 Council Tax Band - C Tenure - Freehold

Ffordd Y Pentre, Mold

2 Bedrooms - House - Terraced

**** Viewing Advised ****

This cosy two bedroom end of terrace house is situated in a picturesque village setting surrounded by countryside views, boasting both front and rear gardens that are private and easily maintainable, modern and attractive kitchen and bathroom on the ground floor as well as a cosy living room with feature fireplace, the first floor offers two bedrooms with far reaching views as well as a W.C. This property could be perfect for a first time buyer or someone looking to live in a rural location whilst being within easy access to local towns for amenities.
Tenure: Freehold, EPC Rating: , Council Tax Band: C



Accommodation

The property is accessed by a uPVC double glazed door leading into the living room.

Living Room

11'10" x 10'3" (3.61 x 3.14)

A cosy and welcoming room with wooden flooring, a feature fireplace with wooden lintel and inbuilt log burner on a slate hearth, a uPVC double glazed door and bay window overlooking the private front garden, original beams to the ceiling, power points, television aerial, heater and lighting.

Bathroom

6'1" x 6'0" (1.87 x 1.85)

Having a low flush W.C, tiled flooring and partially tiled walls, bathtub with mixer taps over and wall mounted shower, hand wash basin with mixer taps over, heated towel rail, wall mounted heater and extractor fan.

Kitchen/Dining Room

10'9" x 9'11" (3.28 x 3.03)

A bright room, having linoleum flooring, a uPVC double glazed window and door overlooking the rear garden, Rangemaster cooker with extractor hood over, wall, drawer and base units with worktops over, partially tiled walls, sink with mixer tap over, inbuilt dishwasher and washing machine, inbuilt fridge freezer, and space for a dining table.

First Floor Landing

Slightly turned stairs lead up to the first floor landing with doors leading off, power and lighting.

Bedroom One

11'11" x 10'4" (3.65 x 3.16)

A double bedroom with original ceiling beam, uPVC double glazed window looking out onto the front garden, wooden flooring, television aerial point, wall mounted storage heater, two original alcoves, power points and lighting.



W.C

5'2" x 3'9" (1.59 x 1.16)

A first floor W.C with useful storage cupboard, W.C, hand wash basin with taps over, wooden flooring, lighting and a decorative window to the rear elevation.

Bedroom Two

10'2" x 6'5" (3.11 x 1.98)

Having breathtaking views over the countryside to the rear of the property, a full length uPVC double glazed window to the rear, uPVC double glazed window to the side elevation, wall mounted storage heater, television aerial point, power points and lighting.

Outside

The property benefits from a good sized and private lawned front garden that is elevated from the road and bound by mature shrubs, to the rear of the property is a patio area with space for seating and a raised level offering magnificent views of the local countryside, the garden also benefits from a useful shed for storage.

Description

Nercwys is a sought after village on the fringe of the Clwydian Range, just a small drive from the bustling market town of Mold, offering a village school, church and endless countryside walks with circular trails available for hiking, mountain bike riding and horse riding. Nercwys is on a regular bus route to Mold making it accessible even without a car.

Directions

Head south-west on Chester St/A5119 towards High St/B5444

Turn left at the 1st cross street onto Wrexham St/B5444

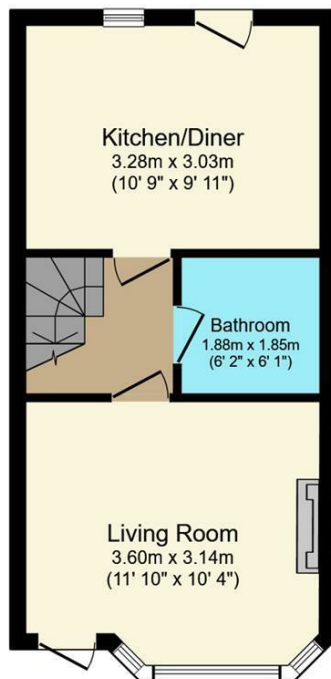
Slight Right towards Nercwys

Turn right towards Nercwys and continue on,

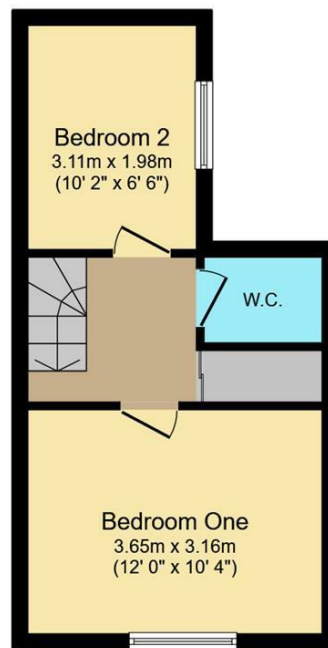
Turn left onto Ffordd Y Pentre

Your Destination will be on the right





Ground Floor
Floor area 33.7 sq.m. (363 sq.ft.)




First Floor
Floor area 27.4 sq.m. (295 sq.ft.)

Total floor area: 61.1 sq.m. (658 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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