



Nannerch Mill Pen-Y-Felin, Nannerch, CH7 5RW

£495,000

 4  1  4  F

EPC - F34

Council Tax Band - G

Tenure - Freehold

Pen-Y-Felin, Nannerch

4 Bedrooms - House - Detached

**** No Onward Chain And Vacant Possession ****

Williams Estates are delighted to offer Nannerch Mill to the market. A detached family home with original features throughout and offering, four bedrooms, open plan kitchen, dining room, separate living rooms, multiple bathrooms, driveway parking, gardens, garage and carport. This picturesque property is situated in a quiet corner of the sought after village of Nannerch just a short drive from the market town of Mold as well as good access to the A55 for commuters. This property could make the perfect family home.

Tenure : Freehold, EPC Rating : F-34 Council Tax Band : G



Accommodation

A large detached cottage in a picturesque location just a small drive out of Nannerch village centre. A stable door leads into an entrance porch.

Entrance Porch

Having a tiled floor, double glazed windows to the front and side elevations with a glazed door leading into the kitchen/dining room.

Dining Room

Having a villager log burner stove, inglenook fireplace, double radiator, double glazed window to the front elevation.

Kitchen

Having granite worktops with drawers and base units beneath, range cooker, 1 1/2 drainer sink with mixer tap over, double radiator, three double glazed windows to the rear. There is a walk in pantry off the kitchen.

Utility Area

With stairs off and double glazed window to the rear.

Living Room

A long room with, two radiators, a recess for a television, exposed beams, double glazed bay window to the front and double glazed window to the front elevation with a glazed door to a further sitting room.

Sitting Room

With double radiator, double glazed double doors to the side patio area and a glazed door to a conservatory.

Conservatory

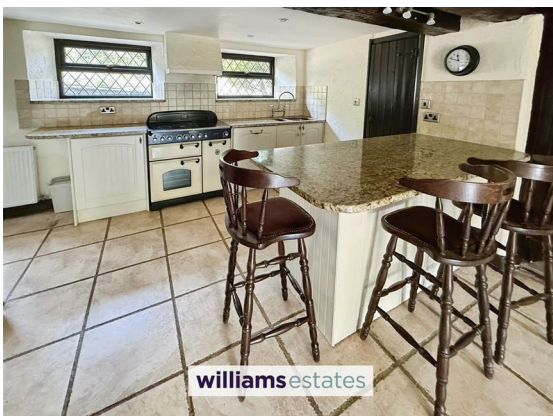
With tiled flooring and double doors leading onto the patio area of the garden.

Study/Bedroom

With double radiator and two double glazed windows to the front elevation, paneling and shelving, with cloakroom/en-Suite off.

Cloakroom/En-Suite

With low flush W.C, hand wash basin with taps over and radiator.



First Floor Landing

With stairs leading up from the utility room, leading to a large landing with double glazed window to the side elevation and doors off.

Bedroom One

Having, built in drawers, radiator, double glazed window to the front elevation, velux roof window, with dressing room off, power points and lighting.

Dressing Room

With hanging space and shelving and doors leading to the en-suite.

En-Suite

With hand wash basin with mixer taps over, W.C, shower enclosure with wall mounted shower.

Bedroom Two

With double radiator, double glazed windows to the front elevation, power points and lighting.

Bedroom Three

Having a radiator, double glazed window to the front elevation, power points and lighting.

Bedroom Four

Having a double radiator, double glazed windows to the front and side elevations, power points and lighting, walk in wardrobe area with radiator and double glazed window to the side elevation.

Family Bathroom

Having a bathtub with mixer taps over, hand wash basin with taps over, W.C, Shower enclosure with wall mounted shower, floor to ceiling tiling, tiled floor and a double glazed window to the rear elevation.

Outside

The property benefits from a large driveway with ample off street parking, patio area to the front perfect for alfresco dining, large lawned area to the front, mixed borders surrounding and a double garage with storage.

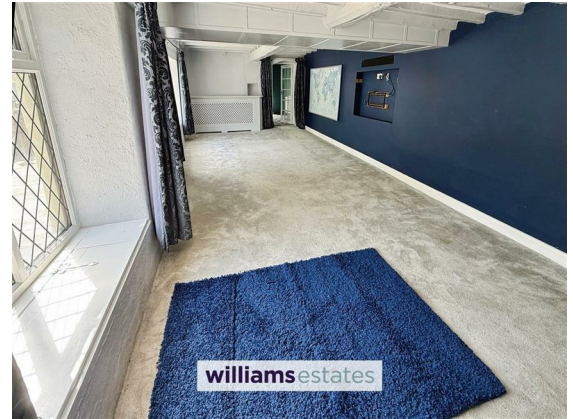
The front garden benefits from apple, damson, pear, raspberry, and redcurrant trees, a gate leading to the garage and carport.

Description

Nannerch is a peaceful and sought after village just a short drive from the market town of Mold. Nannerch has a village primary school, pub and church and is surrounded by beautiful countryside perfect for walking or outdoor activities.

Directions

From our Mold office, take a right and then at the first roundabout take the first left, at the next roundabout carry straight on and Follow A541 to Village Rd for 11 min (6.2 mi). Continue on Village Rd through Nannerch to your destination 4 min (1.2 mi).





Ground Floor

Floor area 154.9 sq.m. (1,667 sq.ft.)



First Floor

Floor area 121.0 sq.m. (1,302 sq.ft.)

Total floor area: 275.9 sq.m. (2,969 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		80
(55-68) D		
(39-54) E		
(21-38) F	34	
(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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