



Nant y Coed, Bron yr Eglwys

Offers Over £475,000



SIGNATURE
PROPERTY PARTNERS

Nant Y Coed



Situated on a tree-lined street where blossom trees bloom in spring, this beautifully renovated four-bedroom detached home sits on a generous 1.9-acre plot. Instantly eye-catching, the property features anthracite grey uPVC windows, twin bay fronts, and an elegant canopy porch supported by a statement column—offering striking kerb appeal that perfectly sets the tone for the stylish, spacious interior within. Designed with modern family living in mind, this home blends quality finishes, flexible living spaces, and idyllic surroundings to create something truly special.

Well presented throughout, the property has been thoughtfully upgraded by the current owners to an exceptional standard. Its well-considered layout offers both functionality and flexibility, making it ideal for growing families or those who love to entertain.

A welcoming entrance hallway provides access to the main living spaces, including a spacious front lounge, convenient downstairs WC, and the show-stopping open-plan kitchen, dining, and family area at the rear of the home. This impressive space, complete with a feature log burner, is truly the heart of the home—designed for everyday living and effortless entertaining. Twin sets of French doors open out onto a beautifully maintained, sun-drenched garden.

The stunning shaker-style kitchen is fitted with a range of base and wall units and features a traditional Aga with overhead extractor, integrated dishwasher, and fridge/freezer. A separate utility room provides additional storage and space for laundry appliances.





Nant y Coid





To the front, the spacious living room offers a peaceful retreat, ideal for winding down in comfort. The former garage has been converted into a fully equipped home office, offering excellent flexibility—it could also serve as a fifth double bedroom if desired.

Upstairs, the home offers four generously sized bedrooms and a stylish family bathroom. The main bedroom boasts a full wall of built-in wardrobes, while the contemporary bathroom features a luxurious four-piece suite and underfloor heating for added comfort.



Nant-y-Coed

Outside, the property enjoys a substantial plot of approximately 1.9 acres. The beautifully landscaped rear garden includes a paved patio, large lawn with stepping stone path, and a charming log cabin complete with a hot tub—perfect for entertaining or relaxing in privacy. The additional 1.5-acre field, included in the sale, offers endless possibilities for outdoor enjoyment.

Ample off-road parking is available at the front, and the entire plot is enclosed by timber fencing with security cameras installed for added privacy and peace of mind.

Beyond its exceptional design and idyllic outdoor space, the home also benefits from a highly convenient location—making it a standout choice for families and professionals alike.

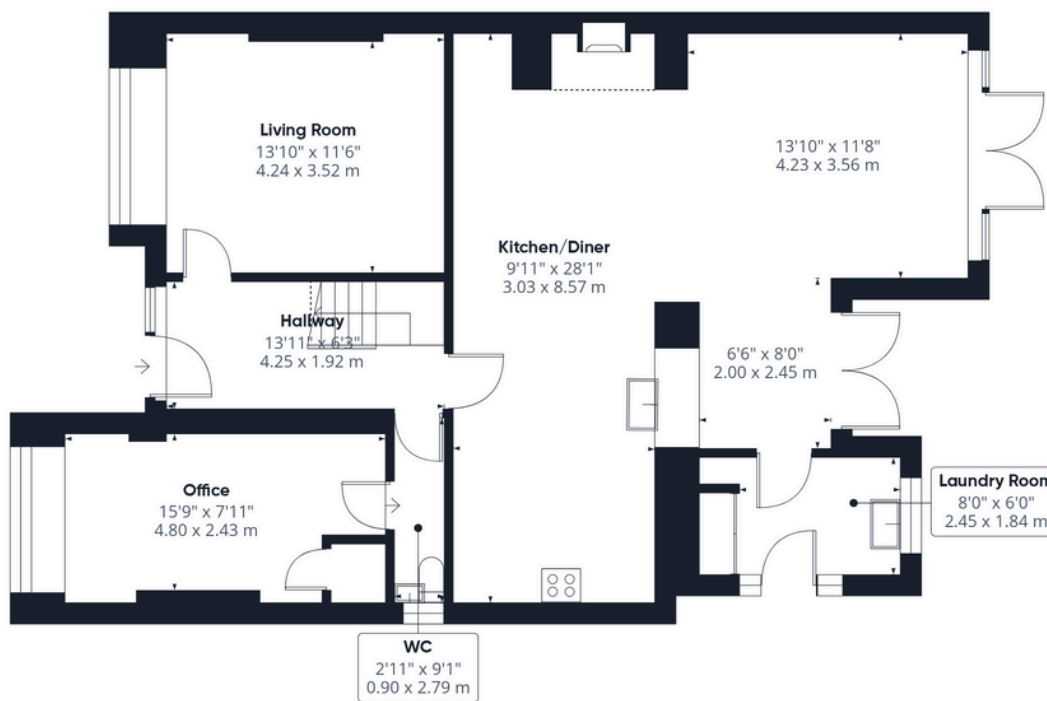


Situated in the desirable village of Mynydd Isa on the outskirts of the historic market town of Mold, the property is ideally positioned for family life. Within walking distance, residents will find a variety of local amenities, including shops and a Sainsbury's Local for daily essentials. Education is a key highlight, with access to excellent local schools such as the newly redeveloped Argoed High School & Ysgol Mynydd Isa – a state-of-the-art facility that has recently benefitted from a £31 million investment. The school now provides education for 600 primary and 700 secondary pupils, ensuring high-quality schooling close to home.

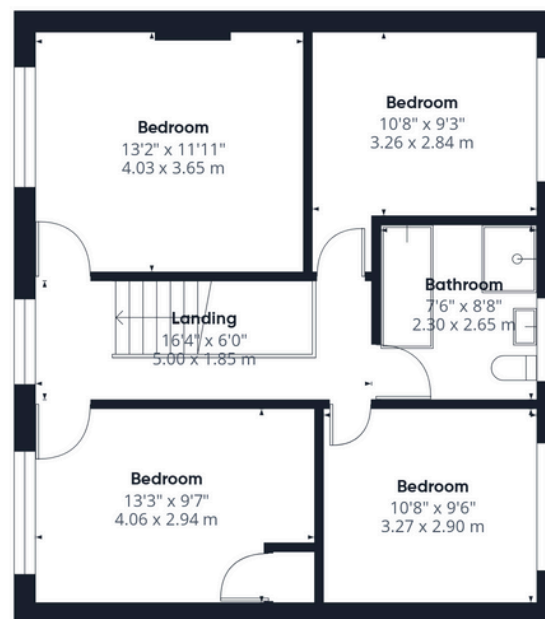
The nearby towns of Mold and Buckley offer a wider selection of services, from supermarkets and banks to post offices, independent retailers, and further primary and secondary education options.

For commuters, the property is exceptionally well connected. The A494 and A55 are both easily accessible, providing direct routes to Mold, Chester, and the North Wales coast, as well as swift connections to the Wirral, Liverpool, Manchester, and beyond via the national motorway network. Whether you're balancing work and family life or simply seeking the convenience of countryside living with urban accessibility, this location ticks every box.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1650 ft²

153.3 m²

Reduced headroom

25 ft²

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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