



*Caer Eithin, Rhydymwyn*

Offers Over £450,000



# Caer Fithin

This is an exceptional opportunity to purchase a beautifully extended, detached cottage brimming with character and history. Set in a peaceful and picturesque location, this unique home offers the perfect balance of semi-rural living with the convenience of nearby amenities.

The accommodation is spacious and thoughtfully laid out. Upon entering, you are welcomed by a charming entrance porch which leads into the dining room, full of period features including original exposed beams and a striking feature stone fireplace. From here, you'll find a hallway with ample storage that connects to the main bedroom, which enjoys French doors opening directly onto the garden — a perfect spot to enjoy your morning coffee.

The ground floor also includes a cosy lounge with feature fireplace and benefits from a dual aspect, an inner hallway, and a large family bathroom featuring a sunken bath and a separate corner shower. At the heart of the home is a modern kitchen/breakfast room, designed with both style and practicality in mind complete with a range of high-end integrated appliances and granite worktops, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, the property continues to impress with two generous double bedrooms, both offering built-in storage and views over the surrounding countryside.





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Externally, this delightful cottage sits within beautifully maintained gardens. The outdoor space features well-established beds, mature shrubs, a tranquil pond, patio seating area, raised decked patio area and a summer house which could offer a home office as its complete with a power supply. There is also ample off-road parking via two driveways and a separate garage, making it ideal for family living or those looking for space and privacy.

Situated on the edge of the charming villages of Rhydymwyn and Cilcain, the property is approached via scenic country lanes, enhancing its peaceful rural appeal. Despite its countryside setting, the home is conveniently located just a short drive from the historic market town of Mold, which offers a wealth of amenities including both Welsh- and English-medium schools for all ages, a variety of shops and supermarkets, restaurants, public houses, leisure and sports facilities, and excellent public transport links. The historic city of Chester lies approximately 16 miles away, offering further retail, educational, and recreational opportunities. The A55 North Wales Expressway is easily accessible, providing excellent road links to the main towns and employment centres across North Wales and the North West, making this a convenient location for commuters as well as those seeking a peaceful, rural lifestyle.





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This truly special home offers character, space, and an enviable lifestyle – viewing is highly recommended.

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**Approx. Gross Internal Floor Area 1083 sq. ft / 100.60 sq. m**

Produced by Elements Property

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