



Ddol Afon Denbigh Road

Afonwen, Mold, CH7 5UB

Open To Offers £320,000



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Property Description

Nestled within the picturesque surroundings of Afonwen, this exquisite stone-built Grade II listed cottage offers a rare blend of historic charm and modern comfort. This two bedroom property exudes character with its original features, including a charming inglenook fireplace, exposed wooden beams and quaint cottage style gardens. Boasting beautiful views of the surrounding area, this property provides the perfect backdrop for those seeking tranquility.

The accommodation briefly comprises: Welcoming Entry Porch, Versatile Dining Room/Sitting Room with patio doors opening to the garden, Character-filled Lounge boasting a stone-built inglenook fireplace, Modern Kitchen featuring a central island, Spacious Main Bedroom with En-suite, Second Bedroom and Contemporary Family Bathroom.

The property is accessed through a stone-built wall with quaint cottage-style gates, the rear garden unveils itself as a haven of natural beauty. A lush, well-established lawn forms the centerpiece, an array of colorful shrubs and bushes decorate the borders gracefully. Nestled within this peaceful space lies a stone patio area, inviting you to unwind and relax in the serenity of your surroundings. It's the perfect spot for outdoor furniture and seating. A slated area is thoughtfully designated for a log store. Nearby, a wooden shed with a pergola offers practical storage solutions while adding rustic charm to the landscape. The garden is bounded by panelled fencing, providing both privacy and a sense of enclosure to this idyllic space.

Afonwen village is nestled within the stunning scenery of the Clwydian Range, designated as an Area of Outstanding Natural Beauty. Nearby, the town of Caerwys provides convenient amenities including a primary school and access to a bus route connecting to neighboring towns like Holywell, Mold, and Denbigh, where a diverse range of shops, schools, and recreational facilities await. The proximity to the A55 offers easy access to major motorways.

Accommodation Comprises:

Access from the side gate

The property is bound by a stone built wall with built in flower beds, cottage style gates give access to a walkway with yorkshire stone steps leading to a stone paved area leading to the accommodation. Outdoor light and wooden door leading into:

Entrance Porch

6'2" x 3'7" (1.90 x 1.10m)

Window to the side elevation, exposed stone walls, beam and tiled flooring. Latch door leading into:

Dining Room/Sitting Room

21'3" x 10'9" (6.50 x 3.30)

Triple aspect room allowing in a great deal of light with windows to both sides and double glazed 'French' doors opening to the rear patio area. Oak flooring, exposed beams, double panelled radiator, curved vertical modern radiator, loft access and smoke alarm. Steps up to Kitchen and Lounge.

Lounge

13'1" x 11'9" (4.00 x 3.60)

Featuring a stone inglenook with multi fuel burner set on composite slate hearth and unique 'Yew wood' beam over, original beams, oak flooring, beamed and textured ceiling. Window to the front elevation with deep wooden sill, telephone point and double panelled radiator.

Kitchen/Breakfast Room

12'9" x 12'1" (3.90 x 3.70)

Housing a range of wall and base units with composite wood effect worktops and ceramic sink with mixer tap over, central island with fitted cupboard and drawers, exposed stone inglenook with exposed oak beam over with space for electric range style cooker, decorative glass splash back and recessed extractor fan over. Dual aspect windows to the front and side elevations with composite wood effect sills, beamed ceiling with recessed spot lights, original front door with space for fridge freezer, two plinth heaters; one working off the central heating and the other electric, light grey wood effect laminate flooring and loft access.

Bedroom One

12'9" x 10'9" (3.90 x 3.30)

Well lit room with window to the rear elevation over looking views, oak flooring, double panelled radiator, wall mounted fuse box, inset recessed cupboard with built in shelving and beam over and telephone point. Door into:

En-Suite

7'10" x 2'11" (2.40 x 0.90)

Three piece suite comprises: Built in vanity unit with recessed sink, low flush W.C and shower cubicle. Single glazed frosted window to the rear elevation, wall mounted towel rail, fully tiled walls, recessed spot light and tiled flooring.

Bedroom Two

11'5" x excluding the recess (3.50 x excluding the recess)

Single glazed window to the front elevation with deep oak sill, beamed ceiling, recessed spot lights,

Family Bathroom

8'6" x 6'6" (2.60 x 2.00)

Three piece suite comprises: Corner bath with mixer rainfall tap and shower attachment, built in vanity unit with recessed sink and low flush W.C. Wall mounted modern radiator, frosted window to the side

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elevation with wooden beam over, fully tiled walls and flooring and built in cupboard housing fitted shelving.

Outside

To The Front

The front of the property is approached via the road and gives access to the original front door no longer in use. Walk around to the side of the property for side entrance.

To The Side

A gate leads to the side of the property where you will find a gravelled parking area for two vehicles, a further log store and oil tank.

To The Rear

The rear garden unveils itself as a haven of natural beauty. A lush, well-established lawn forms the centerpiece, an array colorful shrubs and bushes decorate the borders gracefully. Nestled within this peaceful space lies a stone patio area, inviting you to unwind and relax in the serenity of your surroundings. It's the perfect spot for outdoor furniture and seating. A slated area is thoughtfully designated for a log store. Nearby, a wooden shed with a pergola offers practical storage solutions while adding rustic charm to the landscape. The garden is bounded by panelled fencing, providing both privacy and a sense of enclosure to this idyllic space.

Further shed/workshop (3.40 x 2.20) with light and power and window to the front elevation.

EPC RATING

COUNCIL TAX BAND

Band D

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 700070 or email us at mold@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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