



## 7 Fron Heulog Ffordd Y Pentre

Nercwys, Mold, CH7 4EJ

£415,000





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## Accommodation Comprises

Approached via a gravelled driveway with paved steps leading to a wooden gate, this charming cottage immediately sets the tone for a welcoming and tranquil home. A gravel and paved pathway, finished with a slate-tiled step, guides you to the front entrance. The solid Oak front door, with frosted glass panelling, opens into:

### Reception Hallway

A spacious reception hallway that creates a real sense of arrival. With solid wood flooring, a feature staircase with balustrade, and natural light, the hallway sets the scene for the character and warmth found throughout the home.

### Lounge

The living room is a wonderfully welcoming space, complete with a cosy log-burning fire set within a feature surround perfect for unwinding after a long day. A wood-framed window captures charming views of the surrounding countryside, filling the room with natural light, while rich wooden flooring enhances the sense of warmth and character. Practical touches such as a built-in storage cupboard add functionality, making this room as homely as it is stylish an ideal retreat for both quiet evenings and family gatherings.

### Study

A versatile reception room currently used as an office offers endless possibilities whether as a study, snug, or ground floor bedroom. Its dual-aspect double-glazed windows with light wood frames, chimney breast, and cottage-style charm make it a comfortable and adaptable space.

### Open Plan Kitchen/Dining Room:

#### Kitchen

The kitchen is the heart of the home, fitted with a range of wall and base units, a breakfast bar, splashback tiling, slate tiled flooring and integrated appliances including a four-ring electric hob, oven, and dishwasher. A circular stainless-steel sink with mixer tap sits beneath a window overlooking farmland, where sheep occasionally wander into view a picture-perfect countryside outlook.

#### Dining Room

The open-plan dining area is of excellent proportions, comfortably accommodating a large family table while leaving space for additional seating. Wood-effect flooring, a radiator, and dual-aspect windows make this a bright and versatile space.

#### Play Room

Flowing from here, a further reception room currently used as a playroom provides a real wow factor, with vaulted ceilings, Velux windows, and dual-aspect glazing that fills the space with natural light. With views over open farmland, this room is perfect as a garden room, lounge, or creative family space.

### Utility Room

Slate tiled flooring continues through to the utility room, which offers further storage, plumbing for a washing machine, and space for a freestanding fridge-freezer.

### Stairs From Hallway Rise To:

#### Landing

The staircase rises to a wide landing stretching across the property, feature archway, wall lighting, and doors to the bedrooms and bathroom.

#### Bedroom One

The principal bedroom is a wonderfully spacious retreat, with high ceilings, a chimney breast ideal for fitted wardrobes, and a double-glazed wooden window to the front elevation framing far-reaching views over the countryside towards Mold.

#### En Suite

A decorative wooden door opens into a stylish en suite, fitted with a four-piece suite comprising low-flush WC, pedestal wash hand basin, panelled bath, and a fully tiled shower cubicle with electric shower. Finished with wood-effect vinyl flooring, tiled walls, chrome ladder-style heated towel rail, extractor fan, and a UPVC window to the rear overlooking fields, it is both practical and elegant.

#### Bedroom Two

Bedroom two is a generous double, with carpeted flooring, loft access, radiator, and a wood-framed window overlooking the front garden and rolling hills beyond.

#### Bedroom Three

Bedroom three is also a spacious double, with a rear-facing window taking in countryside views, carpet flooring, and ample room for furniture.

#### Bedroom Four

Bedroom four, currently used as a child's room, offers another comfortable double with front-facing views, radiator, and soft carpeting.

#### Bedroom Five

Bedroom five, centrally located, is freshly decorated and includes a built-in storage cupboard, making it ideal as a single bedroom, nursery, or home office.

#### Family Bathroom

The family bathroom is a highlight, fitted with a modern four-piece suite comprising low-flush W.C, a stylish vanity unit with circular basin and mixer tap, panelled bath, and a fully tiled shower cubicle with electric shower. Wood-effect laminate flooring and striking part-tiled walls in a fresh blue finish complement chrome fittings, including a ladder-style heated towel rail. A mirrored wall-mounted vanity cupboard and rear-facing window complete the space.

Tel: 01352 700070

## Outside

The property enjoys excellent kerb appeal, with a landscaped driveway with steps leading to a front gate that opens into a lawned garden. Enclosed by fencing and hedging, this private space is perfect for children to play safely, while also providing a charming spot to sit and enjoy the open views across neighbouring countryside.

To the rear, the south-facing garden makes the very best of the sunshine throughout the day. A decked seating area offers the ideal setting for al fresco dining or evening drinks, complemented by an artificial lawn that keeps maintenance to a minimum. A raised rockery and shrubbery bed add interest and colour, creating a delightful backdrop for both relaxation and social gatherings. For practical storage, a separate gated section provides room for a shed or outdoor equipment, ensuring the garden is as functional as it is inviting.

## EPC Rating D

## Council Tax Band F

## Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

## How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

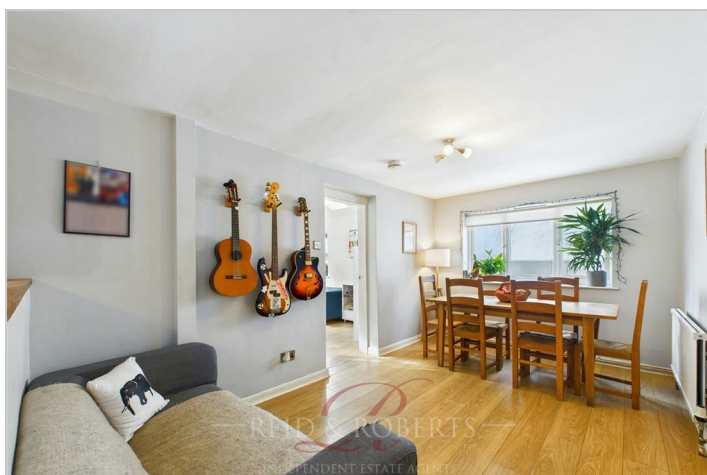
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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Road Map



Hybrid Map



Terrain Map



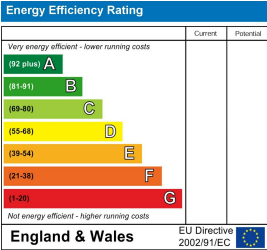
Floor Plan



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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