



## 18A Nant Alyn Road

Rhydymwyn, Mold, CH7 5HQ

£325,000





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## Property Description

Reid & Roberts are delighted to offer to the market this beautifully modernised stone-built semi-detached cottage, located in the sought-after areas of Rhydymwyn. Set close to local nature reserves with a peaceful, private feel, this charming home perfectly blends character features with stylish, contemporary living. Thoughtfully updated by the current owners, the property enjoys new windows, rendering, driveway and a stunning rear extension. A converted garage now provides a versatile snug, ideal as an additional reception room, playroom or home office.

The accommodation comprises: welcoming entrance hallway, cosy lounge, modern kitchen with dining space, snug/converted garage, utility area and storage. To the first floor are three double bedrooms, a contemporary family bathroom and additional dressing/storage spaces. Externally, the property benefits from generous outdoor areas, including multiple parking spaces, gardens, raised beds, greenhouse, and a useful outhouse currently utilised as an office, along with further practical storage, ideal for families, keen gardeners or those working from home.

18a Nant Alyn Road offers a rare combination of character, modern finishes and flexible living, making it an exceptional opportunity for buyers seeking a unique home in a desirable, tranquil location.

## Accommodation Comprises:

### Bespoke Oak Canopy Porch

Entering via the anthracite grey composite door with decorative frosted panel.

### Hallway

You are greeted by a welcoming hallway with panelled walls to dado height, modern tile-effect flooring, a double-panel radiator, and central ceiling light. Doors lead to the lounge, kitchen, and stairs up to the first floor.

### Lounge

The lounge is a warm and versatile room with a log-effect electric fireplace set on a brick hearth with an inset oak beam. Currently used as a multifunctional space, it comfortably accommodates seating and a dining area and could also double as a playroom. Cove ceiling, wall lights, and a large picture window to the front bring charm and light into the room.

### Kitchen

The kitchen is modern and practical, with light grey high-gloss wall

and base units, granite-effect worktops, and a composite sink with black mixer tap. There is a full-ring induction hob, built-in oven, and integrated under-counter fridge. The room offers ample workspace and under-stairs storage and flows seamlessly via French doors to the side of the property, connecting the interior with the outdoor space.

### Snug / Converted Garage

This recently converted garage has been transformed into a contemporary snug, providing a flexible space ideal as a family room, dining area, playroom, games room, or even a downstairs bedroom. Anthracite French doors open directly to the driveway, creating a bright, airy space that links indoor and outdoor living.

### Utility Room

The utility area includes a granite-effect worktop, under-counter storage, space for washing machine and tumble dryer, and room for a large fridge freezer. This practical space is ideal for household storage and daily chores, helping keep the main living areas clutter-free.

### First Floor Landing

The panelled staircase leads to a T-shaped landing with loft access, storage cupboard, and an airing cupboard housing the hot water cylinder. Dado-height panelling continues to the landing, and a window brings natural light to this central space.

### Main Bedroom

The main bedroom is a large and calming double, with plenty of space for a king-size bed and furniture. A separate room currently used as a dressing area could easily be converted into an en-suite or a bespoke dressing room. This suite offers a peaceful retreat overlooking the garden.

### Bedroom Two

Bedroom Two is a generous double, easily accommodating a king-size bed. It features built-in wardrobe storage and a panelled feature wall, making it a versatile room for family, guests, or a home office.

### Bedroom Three

Currently used as a nursery, Bedroom Three is a good-sized double that could serve as a guest room, office, or children's bedroom. The room includes built-in wardrobe storage and loft access.

### Bathroom

The family bathroom is beautifully modern, featuring a three-piece suite with a walk-in double shower, vanity storage, and fully tiled walls and floor. Spotlights and a frosted window complete this contemporary space.

Tel: 01352 700070

### Outside

The property offers significant outdoor space with multiple block-paved parking areas for six to eight cars, a main lawned garden, a gravelled seating area, mature shrubs, and fruit trees. There is a wooden outhouse currently used as an office, additional hardstanding areas with a plastic greenhouse (included in the sale and safe for use) alongside raised beds, and a rear storage area with sheds and a shared CamGas tank. A quaint side seating area completes the outdoor space, providing both practicality and charm.

### Council Tax Band

D

### EPC Rating

A

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### 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 Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

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

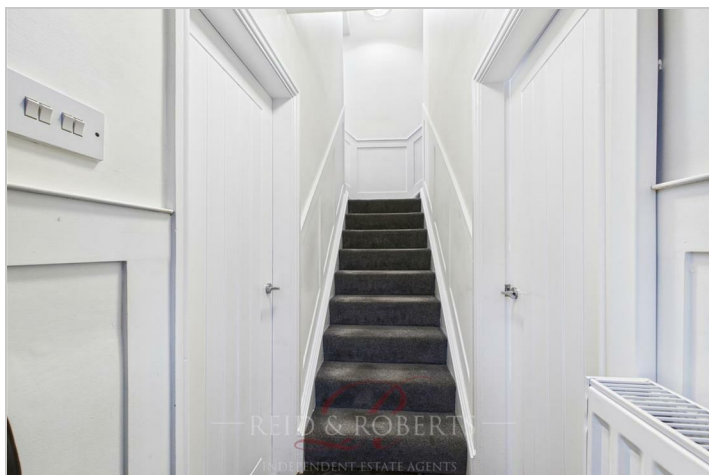
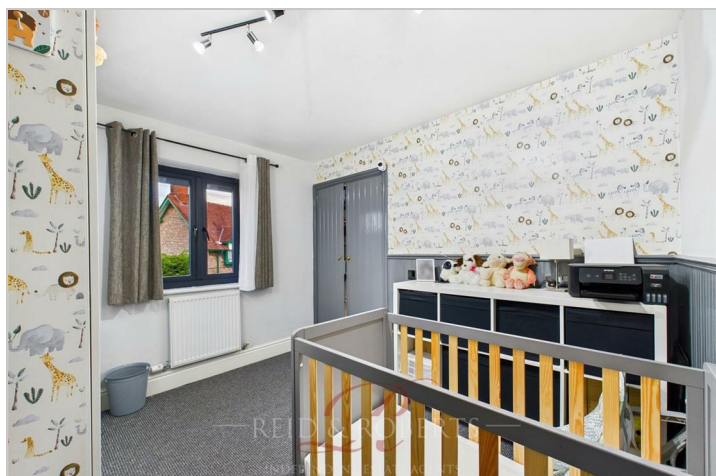
MONDAY - FRIDAY 9.00am - 5.30pm

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.





Road Map



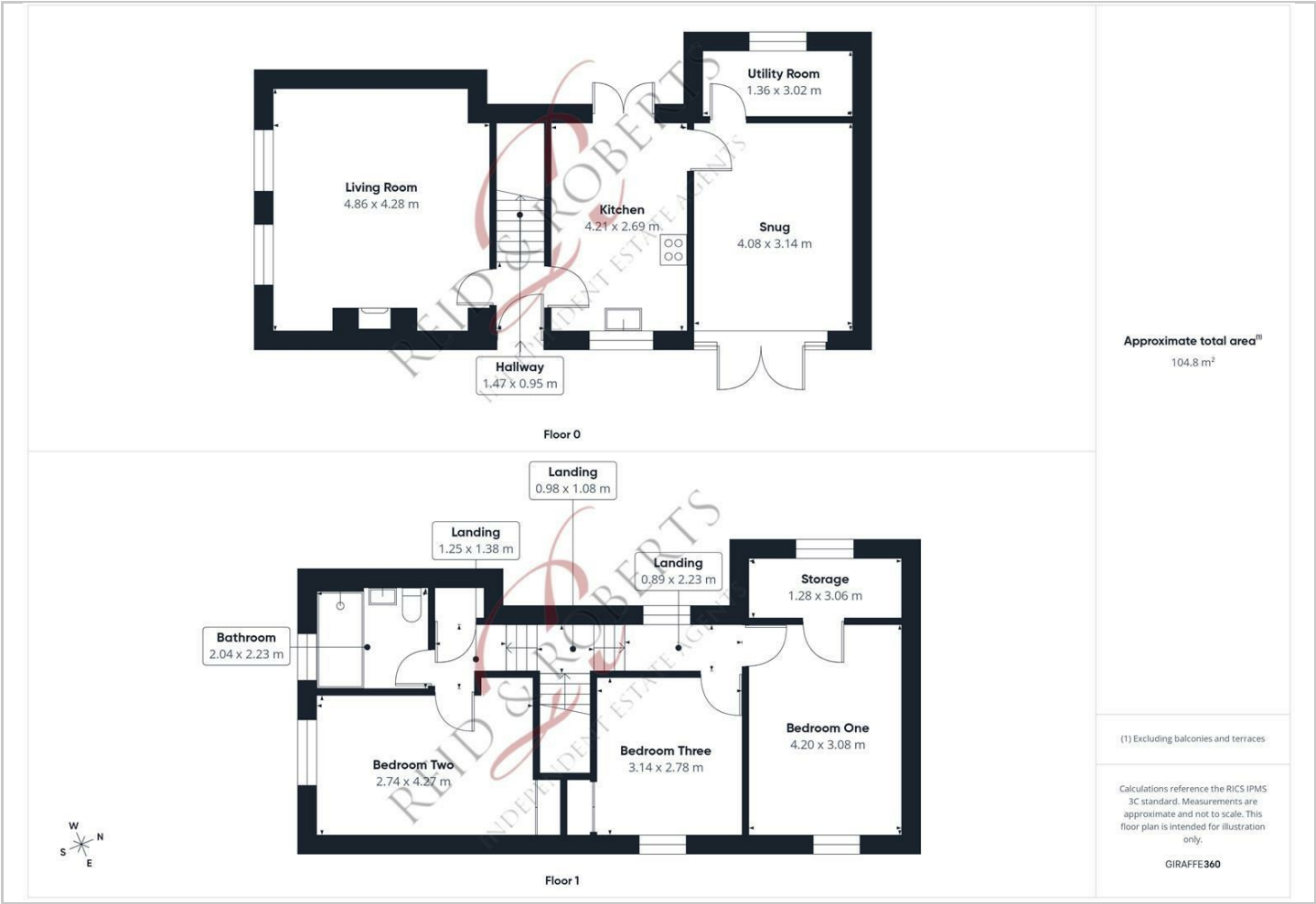
Hybrid Map



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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