

Nant Alyn Road, Rhydymwyn

£385,000



- EPC - E
- NO ONWARD CHAIN
- £10,000 REDUCTION
- STONE DETACHED COTTAGE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN - BREAKFAST RM
- CONSERVATORY
- SET IN APPROX 1/3 ACRE



Nant Alyn Road, Rhydymwyn

This Individual Stone Built Family Home offers Four Bedrooms and is situated in a private woodland setting an area of special scientific interest with the River Alyn running alongside the garden, Offered with No Onward Chain, Just off the Nant Alyn Road in the Nant Alyn Woods, ideal for a purchaser looking for a quiet rural location offering many original features and the original cottage is thought to date back to the early 1800's. The current owners renovated and rebuilt the existing cottage nearly 30 years ago to create a welcoming family cottage, the property occupies a generous plot size with stunning gardens and has easy walking access to the Loggerheads Country Park along the Leete Walk.

The accommodation to the Ground Floor Comprises: Entrance Canopy Porch, Reception Hallway, Downstairs W.C with Shower, Lounge with Feature Fireplace, Conservatory with original stone wall, Dining Room and Kitchen/Breakfast Room. To the First Floor you will find: Landing Area, Master Bedroom, Three Further Double Bedrooms and a Four Piece Family Bathroom. Outside the property is approached via a country lane within Nant Alyn Woods, steps down to the property offer an elevated view of the property and the grounds. An attached Garage and Outbuilding offer storage for the property. Viewing Highly Recommended.

Accommodation Comprises

Set of steps lead down to a pedestrian pathway leading up to:

Canopy porch

Quarry tiled step, two outside lamps a wooden door unit with frosted coloured bow window leads to:

Entrance Hall

Beamed and textured ceiling, quarry tiled flooring, storage cupboard housing electrics, fitted coat hook and door leading to:

Reception Hall

Double glazed windows to the front elevation, beamed and textured ceiling stairs lead up to first floor accommodation with built in cupboard underneath, B.T telephone point and doors leading to downstairs shower room, dining room and lounge.

Downstairs Shower Room

Three piece suite comprising: Low flush w.c, pedestal sink unit and a fully tiled shower cubicle with wall mounted shower. Fully tiled walls and flooring, wall mounted heated towel rail, recessed spotlights and double glazed window to the rear elevation.

Lounge

13'4 x 12'7 (4.06m x 3.84m)

Fitted feature inglenook stone fireplace with wooden mantle over housing a cast iron multi fuel burner set on a quarry tiled hearth. Two double glazed windows to the front elevation, two double panelled radiators, aerial outlet, glazed door looks over the rear garden of the property and door leads to:

Conservatory

12'2 x 11'3" (3.71m x 3.43m)

Feature original stone wall, double glazed wooden units set on a dwarf stone wall and slate sills, tinted poly carbonate roof, slate flooring with underfloor heating and double door leads to patio area.

Door From Reception Hall Leads To:

Dining room

12'10 x 8'4" (3.91m x 2.54m)

Double glazed windows to the rear elevation, single panelled radiator and textured ceiling. Door leading to:

.

Kitchen / Breakfast room

17'2 x 9'6" (5.23m x 2.90m)

Recently modern fitted kitchen with double glazed windows to the front and rear elevations,



Nant Alyn Road, Rhydymwyn

double panelled radiator and beamed textured ceiling. Housing a range of wall and base units with a granite roll top work surface over with an inset Belfast sink with granite drainer and feature mixer tap over and granite upstand. Built in Rangemaster cooker with two ovens, warming section with four ring hob and one wok ring with Rangemaster extractor canopy over. Integrated dishwasher and fridge/freezer. Wall mounted Worcester combi boiler (within the manufacturers guarantee) and double glazed door leads to side of property.

First Floor Accommodation

Landing

Double glazed windows to the rear elevation, 'L' shaped landing area with loft access and doors leading to bedrooms and bathroom.

Bedroom One

13'6 x 13'2 (4.11m x 4.01m)

Double glazed windows to the front and side elevation and double panelled radiator.

Bedroom Two

9'7 x 8'3 (2.92m x 2.51m)

Double glazed windows to the rear elevation, single panelled radiator and aerial outlet.

Bedroom Three

9'7 x 8'7 (2.92m x 2.62m)

Double glazed window to the front elevation, single radiator and telephone outlet.

Bedroom Four

11'4 x 6'9 (3.45m x 2.06m)

Double glazed windows to the front elevation, single panelled radiator with a built in wardrobe providing hanging rail and fitted shelves.

Bathroom

8'6 x 6'8 (2.59m x 2.03m)

Four piece suite comprising: Panelled bath with brass mixer tap and shower attachment, corner

shower cubicle with wall mounted shower, low flush W.C and pedestal sink. Double glazed frosted window to the rear elevation, tiled flooring and partially tiled walls up to dado height.

Outside

The property is set within the peaceful idyllic location of Rhydymwyn Woods. To the front of the property you will find steps and a path with a hand rail leading down to the front access of the property. Original stone wall with steps leading up to a garden which is mainly laid to lawn with a beautiful array of plants and trees to the borders and is bound by mature hedging. To the side of the property you will find more gardens which are mainly laid to lawn with apple trees and a track leading to the unused garage and second driveway to the property. To the rear of the property you are overlooking the River Alyn with a garden which is mainly laid to lawn and is surrounded by trees and bushes giving you extra privacy in your very own Eden.

Single Garage

With up & over door and light and power.

Directions

Council Tax - F

Viewing arrangements

Strictly by prior appointment through Reid & Roberts Estate & Letting Agents. Telephone our Mold Office on 01352 700070.

DO YOU NEED TO SELL BEFORE YOU BUY? - Please ask a member of staff who will be happy to arrange a FREE VALUATION without any obligation

To make an offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT WITH ONE OF OUR MORTGAGE ADVISORS ON 01352 700070.

Once you are interested in buying this property,









Nant Alyn Road, Rhydymwyn

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.

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.

Loans

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

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.

Hours of business

Monday - Friday 9.15am - 5.30pm

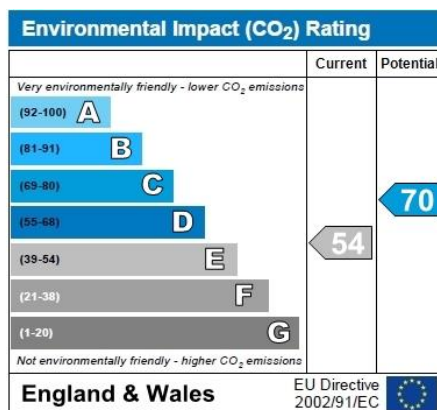
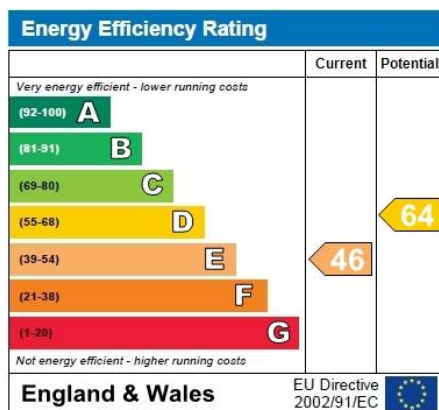
Saturday 9.15am - 4.00pm

Misrepresentation Act 1967

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





FLINT - FFLINT
 Sales Office: 52 Church Street
 Flint, Flintshire CH6 5AE
 Tel: 01352 762300
 Email: flint@reidandroberts.com

FLINT - FFLINT
 Lettings Office: 54 Church Street
 Flint, Flintshire CH6 5AE
 Tel: 01352 763300
 Email: lettings@reidandroberts.com

HOLYWELL - TREFFYNNON
 10 High Street, Holywell, Flintshire CH8 7LH
 Tel: 01352 711170
 Fax: 01352 715680
 Email: holywell@reidandroberts.com

MOLD - YR WYDDGRUG
 4 Chester Street, Mold, Flintshire CH7 1EG
 Tel: 01352 700070
 Fax: 01352 700091
 Email: mold@reidandroberts.com