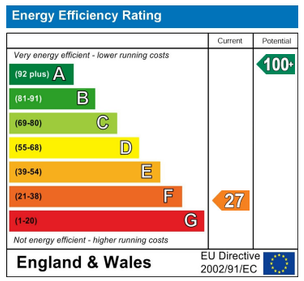
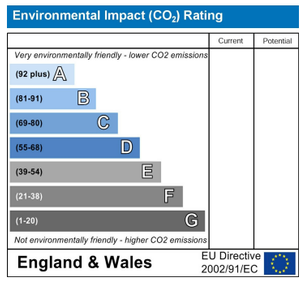
3 Ffordd Y Pentre, Nercwys, Mold, CH7 4EJ





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk
www.cavendishproperties.co.uk

3 Ffordd Y Pentre

Nercwys, Mold,
CH7 4EJ

NEW
£180,000

Tucked away in the charming village of Nercwys, on the outskirts of the popular market town of Mold, this characterful two-bedroom terraced cottage enjoys truly stunning far-reaching views across open countryside. Blending exposed beams, a wood-burning stove and cottage charm with modern kitchen and shower room fittings, the property offers beautifully presented accommodation ideal for first-time buyers or those looking to downsize. To the front, a lawned garden frames elevated views towards Mold, while the rear courtyard enjoys uninterrupted field views, creating a peaceful and private outdoor retreat.

LOCATION

Nercwys is a highly desirable semi-rural village offering countryside walks on the doorstep, yet remains conveniently located for Mold town centre, excellent local amenities and strong transport links including the A55, providing easy access to Chester, Wrexham and beyond. A perfect balance of rural tranquillity and commuter convenience.

EXTERNAL

The property benefits from on-street parking to the front. A pathway leads upstairs and across a lawned front garden with a fruit trees, providing a lovely approach and a picturesque outlook over Mold and the rolling landscape beyond. To the rear, an enclosed courtyard offers a private seating area with uninterrupted views across open fields – a truly tranquil setting.

LIVING ROOM

3.12 x 3.51 (10'2" x 11'6")

Accessed via a green painted UPVC front door, the living room is full of charm and character. Wood flooring flows underfoot, complemented by exposed wooden ceiling beams and inset LED lighting. A brick fireplace with wood-burning stove creates a cosy focal point, while a double-glazed bay window to the front frames the far-reaching views. Electric panel heaters provide warmth, and bespoke floating wooden shelving adds practical storage.

DINING ROOM

1.78 x 3.52 (5'10" x 11'6")

A step leads up into the dining area, where the wood flooring continues seamlessly. A pendant light hangs overhead, and a double-glazed window overlooks the rear. A wooden staircase rises to the first floor, cleverly designed to maximise space with useful storage beneath.

KITCHEN

3.00 x 1.88 (9'10" x 6'2")

The kitchen is fitted with a range of contemporary grey wall and base units complemented by contrasting green worktops. Integrated appliances include an Beko induction hob with electric oven, CDA microwave, and space for a fridge freezer. A stainless steel sink with instant hot water tap sits beneath a double-glazed window overlooking the rear courtyard, with an additional side window bringing in further natural light. A UPVC door leads directly out to the courtyard garden

LANDING

1.80 x 0.69 (5'10" x 2'3")

The landing features exposed beams and a pendant light fitting, enhancing the cottage feel. Loft access is available via a hatch with ladder.

3 Ffordd Y Pentre, Nercwys, Mold, CH7 4EJ

BEDROOM 1

3.11 x 3.12 (10'2" x 10'2")

Situated at the front of the property, the principal bedroom enjoys stunning far-reaching views. Wood flooring continues, complemented by high ceilings with a sloping aspect and exposed beam detail archway alcove perfect for wardrobe or shelving, adding to the room's character.

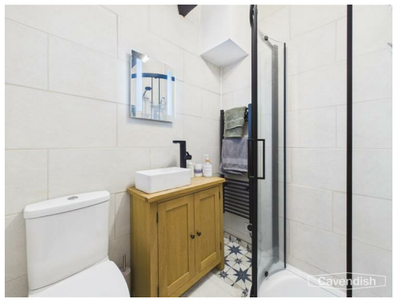
BEDROOM 2

2.97 x 1.81 (9'8" x 5'11")

A smaller double bedroom with wood flooring and a double-glazed window, offering flexibility as a guest room, home office or nursery.

SHOWER ROOM

1.81 x 1.50 (5'11" x 4'11")



Beautifully appointed with floor-to-ceiling neutral tiling, the shower room comprises a modern vanity unit with ceramic wash basin and stylish black fittings, a corner shower enclosure with electric shower and sliding glass doors, and a striking black vertical radiator. Exposed beams and a double-glazed obscured window complete the space.

FRONT GARDEN

A pathway leads upstairs and across a lawned front garden with a fruit trees, providing a lovely approach and a picturesque outlook over Mold and the rolling landscape beyond.

REAR YARD

To the rear, an enclosed courtyard offers a private seating area with uninterrupted views across open fields – a truly tranquil setting.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

Cavendish Estate Agents - Mold1 High St, Mold CH7 1AZ-Head towards High St/B5444-49 ft Turn left at the 1st cross street onto Wrexham St/B5444-0.7 mi Slight right 0.4 mi Turn right 1.1 mi Turn left onto Ffordd Y Pentre Destination will be on the right 0.2 mi 3 Ffordd Y Pentre Nercwys, Mold CH7 4ER

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