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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

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Courtyard Cottage Ffordd Y Waen
Nannerch, Mold, Flintshire
CH7 5RX

Price

£360,000

CHARMING STONE COTTAGE IN IDYLLIC SETTING A most attractive three bedroom semi-detached stone cottage of considerable character with walled garden and double garage, forming part of a small courtyard on the periphery of this noted rural village some six miles from Mold. Offering deceptively spacious three bedroom accommodation with two reception rooms, three good sized bedrooms, oil fired central heating and double glazing. Occupying a pleasant position set back off a minor country lane some 150 yards from the village centre with local inn, church and primary school. The well presented accommodation includes: dining hall, cloakroom/wc, spacious lounge with feature fireplace and bi-fold doors to the garden, kitchen diner, first floor landing, three bedrooms (second bedroom with shower) and bathroom. Off-road parking, double garage with electric door and low maintenance landscaped front garden.

LOCATION



Entrance Hall

3.36 x 5.07 (11'0" x 16'7")



The property forms part of a delightful courtyard of only three individual homes situated on the periphery of the sought after village of Nannerch, a Designated Area of Outstanding Natural Beauty, on the foothills of the Clwydian Hills. There are numerous country walks and bridle paths within the area and although rurally situated, the area is ideally placed for ease of access to the A55 expressway at Pentre Halkyn, some 5 miles distance. The local market town of Mold provides a comprehensive range of shopping facilities catering for most daily needs, leisure facilities, secondary schools and several popular restaurants.

Step into this charming and welcoming hallway, where exposed wooden ceiling beams add rustic character and a sense of warmth. The beautiful wood flooring flows throughout, creating a seamless and inviting entrance. A staircase leads to the first floor, while a glass-panelled door provides access to the kitchen and living room. A convenient downstairs WC completes this stylish and functional space.



Garage

4.79 x 5.21 m (15'9" x 17'1")



ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICE

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.

VIEWINGS

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

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

A detached garage with a pitched roof, located close to the house. The garage has a practical size for parking a vehicle or for additional storage needs with electric door and houses the oil tank.

Directions

From Mold take the A541 Denbigh Road and follow this road for approximately 6 miles and take the left turning for Nannerch. Follow the road into the village passing the Cross Foxes Inn on the right and take the second left turning thereafter onto Ffordd Y Waen whereupon the entrance to the property will be found on the immediate left hand side.

TENURE

FREEHOLD.

COUNCIL TAX

Flintshire County Council - Tax Band F

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would

shower, a white vanity unit with a basin, and a modern toilet. The overall look is fresh and clean, combining modern convenience with the character of exposed rustic beams above.

Front Garden



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The courtyard garden is a delightful space with a mix of lawn and gravel paths surrounded by mature trees and a variety of flowering plants in pots and beds. There is a charming seating area with rustic stone paving, perfect for enjoying the outdoors and entertaining. The garden enjoys a sunny aspect and is enclosed by stone walls which add to its private and peaceful feel.



Cavendish



Cavendish

The front exterior features a traditional stone-built facade with a variety of windows and a charming red door as the main entrance. Stone steps lead to an upper door with a Juliet balcony above, adding architectural interest. The area is surrounded by beautifully maintained planted pots and beds, with a gravel driveway and mature trees providing a welcoming and picturesque setting.



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Kitchen

4.14 x 4.77 m (13'7" x 15'7")



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Cavendish

Living Room

4.21 x 5.11 m (13'9" x 16'9")



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This kitchen is bright and spacious with a warm wooden floor and exposed ceiling beams that add character. It features space for a dining table with four chairs, surrounded by modern cabinetry in a soft grey finish. Integrated appliances include electric hob and oven and a microwave, and the kitchen is naturally lit through a door and windows that offer views of the garden. The space opens into a cosy sitting area, enhancing the flow of the home. In the right hand kitchen cupboard the Worcester oil fired boiler is neatly stored. There is space and plumbing for a dishwasher.



Cavendish

This charming living room is inviting and comfortable, featuring exposed wooden ceiling beams that add warmth and rustic charm. The space is well lit through large glazed doors that open out to the garden, creating a relaxing indoor-outdoor connection. The room centres around a fireplace with a modern wood burner stove designed by Hwam providing a cosy atmosphere. The use of neutral tones and natural light complements the traditional beams beautifully.



WC

1.7 x 1.15 m (5'9" x 3'9")



The WC on the ground floor offers a clean, fresh feel with white walls and a tiled floor. It includes a modern toilet and a compact vanity unit with a basin, accented by exposed beams overhead. The simple design is enhanced by decorative shelving and tasteful framed photos, making it a practical yet attractive addition to the home.

Bedroom 1

4.15 x 3.91 m (13'7" x 12'9")



This spacious bedroom is set under a pitched ceiling with exposed wooden beams that add character and warmth. The neutral carpet and light walls create a calm and restful atmosphere, complemented by wooden furniture a large built-in wardrobe with sliding doors which cleverly hides a built in shower with light and ventilation system. Natural light pours in through two skylights and an additional window, creating a bright and airy feel throughout.



Bedroom 2

3.36 x 4.20 m (11'0" x 13'9")



Another lovely bedroom is bright and airy with high ceilings featuring exposed beams and offers ample storage space with a row of fitted cupboards, while a window with an overhead skylight flood the space with natural. Soft carpeting and light walls enhance the peaceful atmosphere, perfect for a restful night's sleep.



Bedroom 3

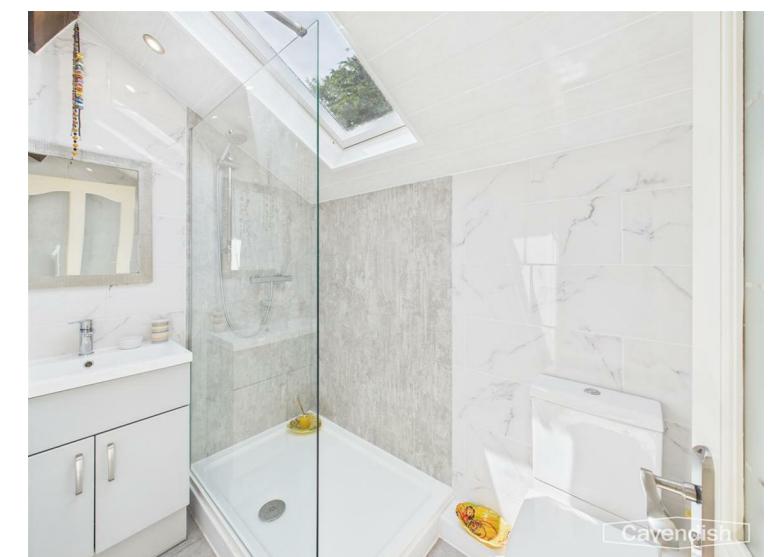
3.67 x 5.16 m (12'0" x 16'11")



This pretty bedroom is filled with natural light from a set of doors that open to a set of stairs which lead down to the garden. The pitched ceiling with exposed wooden beams adds character, while the neutral carpet and walls keep the room feeling calm and inviting., this room offers a cosy retreat with a charming outlook over the garden.

Bathroom

2.18 x 1.47 m (7'2" x 4'10")



This bright shower room features a skylight that floods the space with natural light and highlights the contemporary tiling in soft grey and white tones. It is fitted with a walk-in