REID & ROBERTS

INDEPENDENT ESTATE AGENTS

5 School Terrace Ffordd Pen Y Bryn

Nercwys, Mold, CH7 4EX

Offers Over £185,000

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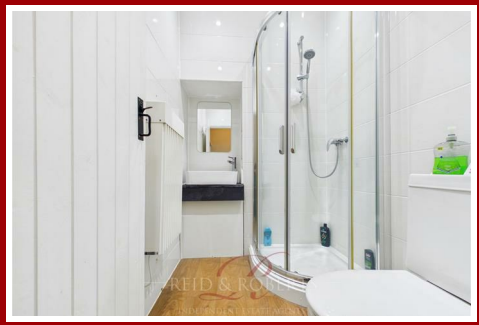


Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this charming and beautifully presented two-bedroom home, ideally situated within the highly sought-after village of Nercwys, offering a perfect blend of modern living and picturesque surroundings, ideal for first-time buyers or investors alike.

Accessed via an attractive slate tiled pathway, the property opens into a welcoming lounge featuring a characterful recessed fireplace with slate hearth and built-in storage, creating a cosy yet practical living space. To the rear, a modern kitchen/breakfast room offers ample storage, integrated appliances, and space for dining, with views over the garden. To the first floor are two bedrooms, including a well-proportioned double enjoying a pleasant outlook towards surrounding greenery, alongside a single bedroom and a stylish bathroom fitted with a contemporary suite. The property is well maintained throughout and offers a comfortable and ready-to-move-into home, combining character features with modern finishes.

Nercwys is a highly desirable village known for its peaceful setting, scenic countryside walks, and strong sense of community, whilst still being conveniently located for access to Mold Town Centre and its wide range of amenities, schools, and transport links.

This is a fantastic opportunity to acquire a home in one of the area's most desirable semi-rural locations.

Accommodation Comprises

The property is approached via an attractive slate tiled pathway with a matching step leading to a composite front door with decorative arched inset, opening directly into the main living space.

Lounge

A cosy and inviting reception room featuring a recessed chimney breast with slate tiled hearth, flanked by built-in cupboards and shelving, creating a practical and stylish focal point. Additional features include wood effect laminate flooring, radiator, ceiling light point, and TV/media connections.

Kitchen

A modern fitted kitchen offering a range of wall and base units with complementary work surfaces. Integrated appliances include an electric oven and hob set within a tiled chimney breast recess, along with a stainless steel sink unit with mixer tap. There is space for a breakfast table, plumbing for a washing machine, tiled flooring, recessed spotlighting, radiator, and a double glazed UPVC window overlooking the rear garden. Stairs rise from here to the first floor.

First Floor Accommodation

Landing

Providing access to both bedrooms and the family bathroom.

Main Bedroom

A well-proportioned double bedroom with fitted hanging space within the chimney recess, loft access, and a UPVC window to the front elevation enjoying a pleasant outlook towards open green space.

Bathroom

Fitted with a three-piece suite comprising a corner shower cubicle with mains shower, low flush WC, and a Belfast-style wash hand basin set within a vanity unit. Finished with fully tiled walls, wood effect flooring, recessed spotlights, extractor fan, and radiator.

Second Bedroom

A single bedroom with a sloped ceiling, UPVC window to the rear elevation, radiator, and a useful storage cupboard housing the boiler.

External

Rear Garden

The property benefits from a low-maintenance rear garden, thoughtfully arranged to provide a practical and enjoyable outdoor space. Predominantly paved, it offers the perfect setting for outdoor dining and entertaining, with ample space for seating. Raised planting beds add a touch of greenery, while secure timber fencing provides privacy. A useful storage shed is also included, making this an ideal, easy-to-maintain garden suited to modern lifestyles.

Council Tax Band - B

EPC Rating

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

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

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

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

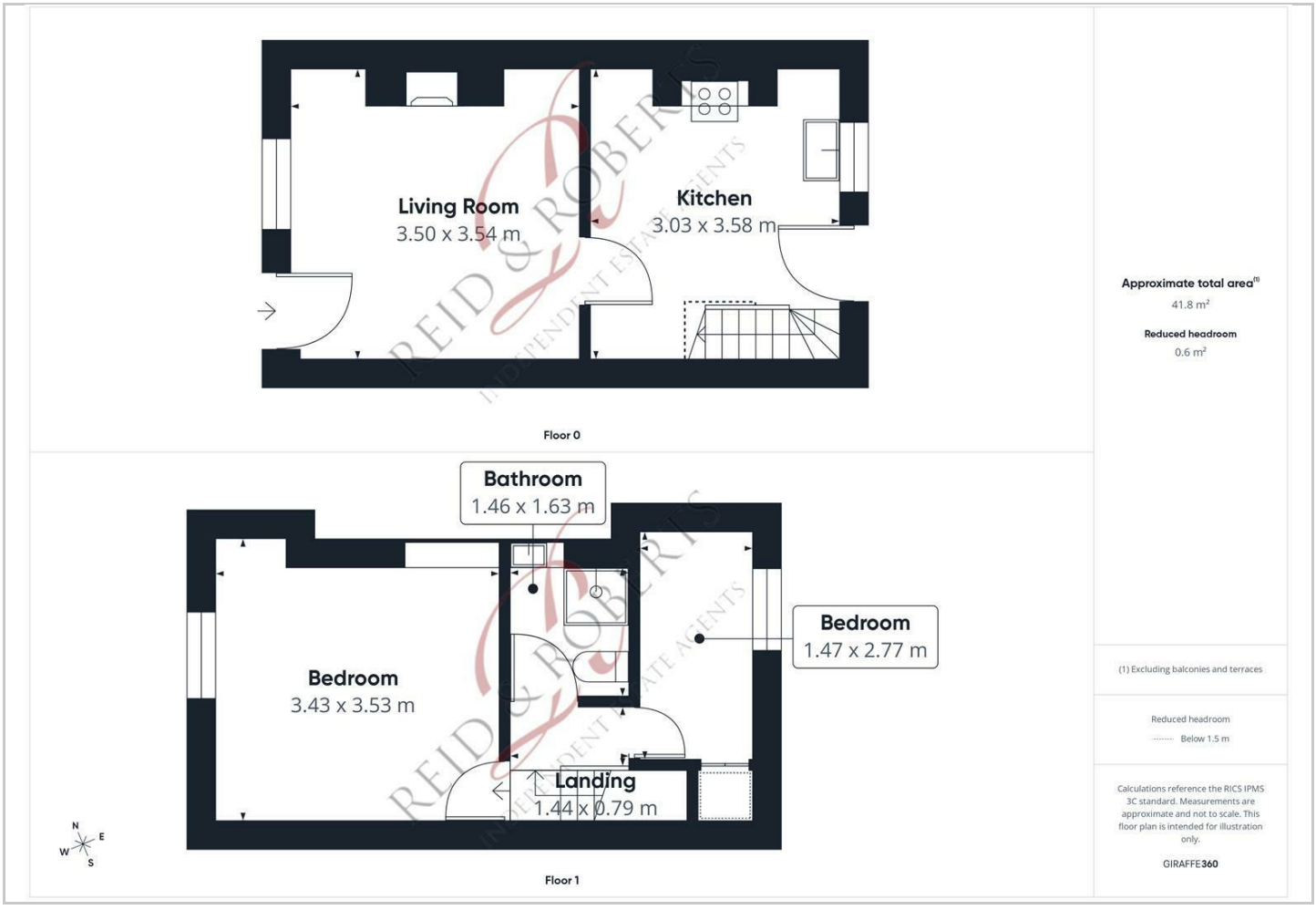
Services
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Road Map

Hybrid Map

Terrain Map

Floor Plan



Viewing

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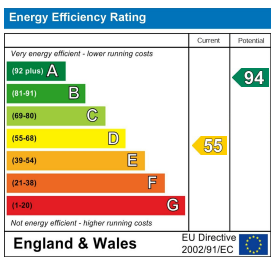
Energy Efficiency Graph



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