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**1 Pen Y Coed, Nannerch, Mold,
Flintshire, CH7 5RS**

£399,950

 4  2  3  B

EPC - B86

Council Tax Band - E Tenure - Freehold

SUMMARY

Stunning 4-Bedroom Detached Family Home in the Heart of Nannerch

Nestled in the idyllic village of Nannerch, near Mold, this beautifully presented four-bedroom detached family home offers spacious and versatile living in a peaceful rural setting. Perfectly positioned within walking distance of the local pub, village hall, and well-regarded primary school, this property combines countryside charm with modern convenience.

Internally, the home boasts four generous bedrooms and a large family bathroom, ideal for growing families. The heart of the home is the expansive open-plan kitchen and dining area — perfect for entertaining — while the spacious living room, complete with a feature wood-burning stove, flows seamlessly into the bright and airy sun room, creating an inviting space for year-round relaxation.

Externally, the property benefits from an integrated single garage and ample driveway parking. To the rear, a private and enclosed garden offers a safe and tranquil space for children to play or for alfresco dining during the warmer months.

Offering both charm and practicality in a sought-after village location, this superb family home is not to be missed.

Tenure: Freehold, EPC Rating: TBC, Council Tax Band:E



Accommodation

This impressive family home is accessed via a uPVC double glazed door leading into the entrance hall.

Hallway

Having wooden flooring, doors off and stairs leading up to the first floor landing.

Kitchen/Dining Room

23'4" x 10'4" (7.13 x 3.16)

A large and open kitchen with dining area, having tiled flooring, wall, drawer and base units with worktops over, integrated larder cupboard, breakfast bar with integrated belfast sink with mixer tap over and seating and storage below, rangemaster cooker with extractor hood over, voids and plumbing for dishwasher and washing machine, decorative lighting and downlighting, dining area with room for a table and other furniture, radiator, wooden door leading out onto the side elevation of the garden and uPVC double glazed windows to the front, side and rear elevations.

Living Room

14'7" x 13'5" (4.46 x 4.11)

An impressive and large living room, being open plan with the sun room, having wooden flooring, a log burning stove sat on a slate hearth, full height radiator, power points, television aerial and lighting.

Sun Room

11'0" x 9'3" (3.37 x 2.84)

A bright and open room, being open plan with the living room and having wooden flooring, velux roof windows, uPVC double glazed windows to all aspects and uPVC double glazed doors leading out onto the patio area of the garden, radiator, power points and lighting.

W.C

A ground floor W.C with tiled flooring and partially tiled walls, low flush W.C, uPVC obscure double glazed window to the side elevation, hand wash basin with mixer taps over, storage cupboard and lighting.

First Floor Landing

With a uPVC double glazed window to the side elevation, doors off, airing cupboard and loft access hatch.

Bathroom

9'4" x 8'8" (2.86 x 2.65)

A large family bathroom with tiled flooring and tiled walls, uPVC obscure double glazed window to the front elevation, roll top bathtub with mixer tap and hand held shower over, pedestal wash basin with taps over, low flush W.C and corner shower enclosure with wall mounted shower.





Bedroom One

11'8" x 11'9" (3.56 x 3.59)

A large double bedroom with a uPVC double glazed window overlooking the front elevation, radiator, inbuilt wardrobe with mirrored sliding doors, power points and lighting.

Bedroom Two

11'5" x 7'8" (3.49 x 2.34)

A good sized double bedroom with a uPVC double glazed window overlooking the rear garden, radiator, power points and lighting.

Bedroom Three

11'5" x 7'10" (3.49 x 2.39)

A generous double bedroom with a uPVC double glazed window overlooking the rear garden, radiator, power points and lighting.

Bedroom Four

8'1" x 8'1" (2.47 x 2.47)

A bright bedroom with a uPVC double glazed window overlooking the rear garden, radiator, power points and lighting.



Outside

The front of the property benefits from a large driveway with ample off road parking, a single integrated garage and an attractive planted area for decoration.

To the rear of the property is a generous enclosed private garden bound by fencing, a stone wall and mature hedges and trees, a patio area perfect for alfresco dining, various sections of matured planted garden including a small pond.



Description

This wonderful family home is nestled in the picturesque village of Nannerch, on the outskirts of Mold surrounded by views of the clwydian range. Nannerch village has a pub, church, village hall and primary school making it a great family location.

Directions

From our Mold office, Head north-east on Chester St/A5119 towards Tyddyn St for 0.2 mi, At the roundabout, take the 1st exit onto Lead Mls/A541

0.1 mi, At the roundabout, take the 3rd exit onto Hall View/A541

After 5.9 mi take a Slight left onto Village Rd

0.4 mi Turn left onto Pen-Y-Coed

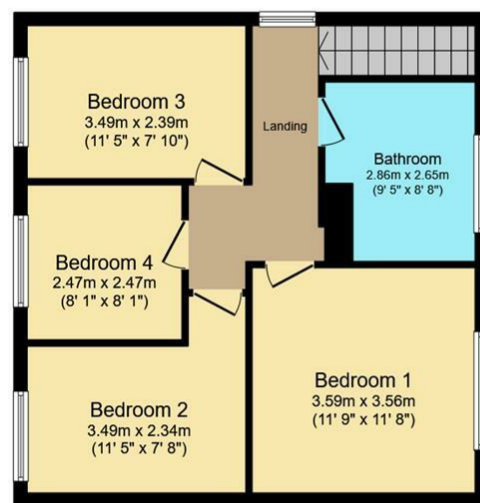
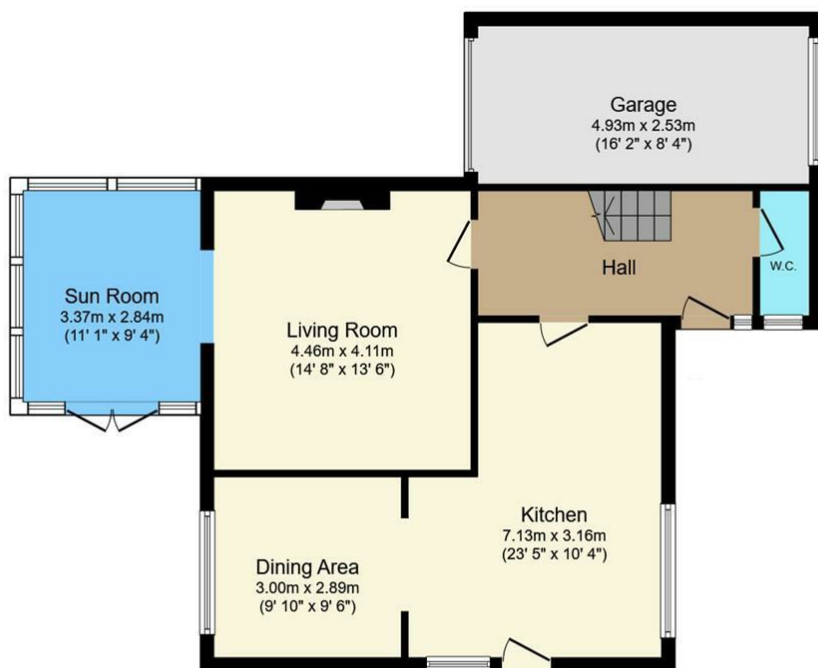
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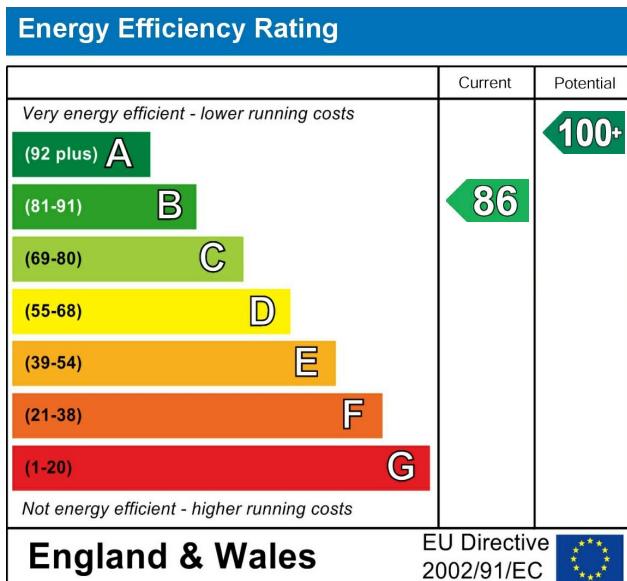


Total floor area: 135.4 sq.m. (1,458 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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