



7 Fron Heulog Ffordd Y Pentre

Nercwys, Mold, CH7 4EJ

£415,000



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Accommodation Comprises

Approached via a gravelled driveway with paved steps leading to a wooden gate, this charming cottage immediately sets the tone for a welcoming and tranquil home. A gravel and paved pathway, finished with a slate-tiled step, guides you to the front entrance. The solid Oak front door, with frosted glass panelling, opens into:

Reception Hallway

A spacious reception hallway that creates a real sense of arrival. With solid wood flooring, a feature staircase with balustrade, and natural light, the hallway sets the scene for the character and warmth found throughout the home.

Lounge

The living room is a wonderfully welcoming space, complete with a cosy log-burning fire set within a feature surround perfect for unwinding after a long day. A wood-framed window captures charming views of the surrounding countryside, filling the room with natural light, while rich wooden flooring enhances the sense of warmth and character. Practical touches such as a built-in storage cupboard add functionality, making this room as homely as it is stylish an ideal retreat for both quiet evenings and family gatherings.

Study

A versatile reception room currently used as an office offers endless possibilities whether as a study, snug, or ground floor bedroom. Its dual-aspect double-glazed windows with light wood frames, chimney breast, and cottage-style charm make it a comfortable and adaptable space.

Open Plan Kitchen/Dining Room:

Kitchen

The kitchen is the heart of the home, fitted with a range of wall and base units, a breakfast bar, splashback tiling, slate tiled flooring and integrated appliances including a four-ring electric hob, oven, and dishwasher. A circular stainless-steel sink with mixer tap sits beneath a window overlooking farmland, where sheep occasionally wander into view a picture-perfect countryside outlook.

Dining Room

The open-plan dining area is of excellent proportions, comfortably accommodating a large family table while leaving space for additional seating. Wood-effect flooring, a radiator, and dual-aspect windows make this a bright and versatile space.

Play Room

Flowing from here, a further reception room currently used as a playroom provides a real wow factor, with vaulted ceilings, Velux windows, and dual-aspect glazing that fills the space with natural light. With views over open farmland, this room is perfect as a garden room, lounge, or creative family space.

Utility Room

Slate tiled flooring continues through to the utility room, which offers further storage, plumbing for a washing machine, and space for a freestanding fridge-freezer.

Stairs From Hallway Rise To:

Landing

The staircase rises to a wide landing stretching across the property, feature archway, wall lighting, and doors to the bedrooms and bathroom.

Bedroom One

The principal bedroom is a wonderfully spacious retreat, with high ceilings, a chimney breast ideal for fitted wardrobes, and a double-glazed wooden window to the front elevation framing far-reaching views over the countryside towards Mold.

En Suite

A decorative wooden door opens into a stylish en suite, fitted with a four-piece suite comprising low-flush WC, pedestal wash hand basin, panelled bath, and a fully tiled shower cubicle with electric shower. Finished with wood-effect vinyl flooring, tiled walls, chrome ladder-style heated towel rail, extractor fan, and a UPVC window to the rear overlooking fields, it is both practical and elegant.

Bedroom Two

Bedroom two is a generous double, with carpeted flooring, loft access, radiator, and a wood-framed window overlooking the front garden and rolling hills beyond.

Bedroom Three

Bedroom three is also a spacious double, with a rear-facing window taking in countryside views, carpet flooring, and ample room for furniture.

Bedroom Four

Bedroom four, currently used as a child's room, offers another comfortable double with front-facing views, radiator, and soft carpeting.

Bedroom Five

Bedroom five, centrally located, is freshly decorated and includes a built-in storage cupboard, making it ideal as a single bedroom, nursery, or home office.

Family Bathroom

The family bathroom is a highlight, fitted with a modern four-piece suite comprising low-flush W.C, a stylish vanity unit with circular basin and mixer tap, panelled bath, and a fully tiled shower cubicle with electric shower. Wood-effect laminate flooring and striking part-tiled walls in a fresh blue finish complement chrome fittings, including a ladder-style heated towel rail. A mirrored wall-mounted vanity cupboard and rear-facing window complete the space.

Tel: 01352 700070

Outside

The property enjoys excellent kerb appeal, with a landscaped driveway with steps leading to a front gate that opens into a lawned garden. Enclosed by fencing and hedging, this private space is perfect for children to play safely, while also providing a charming spot to sit and enjoy the open views across neighbouring countryside.

To the rear, the south-facing garden makes the very best of the sunshine throughout the day. A decked seating area offers the ideal setting for al fresco dining or evening drinks, complemented by an artificial lawn that keeps maintenance to a minimum. A raised rockery and shrubbery bed add interest and colour, creating a delightful backdrop for both relaxation and social gatherings. For practical storage, a separate gated section provides room for a shed or outdoor equipment, ensuring the garden is as functional as it is inviting.

EPC Rating D

Council Tax Band F

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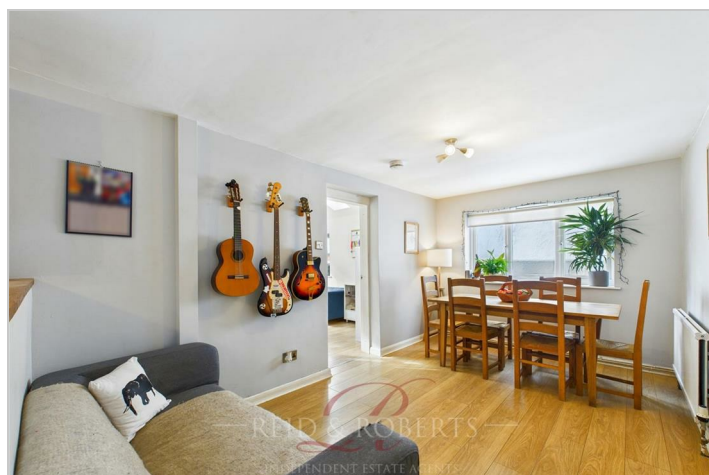
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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Road Map



Hybrid Map



Terrain Map



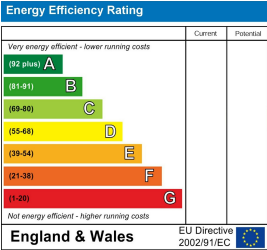
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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