



2 Nant Cottages

Pontybodkin, Mold, CH7 4TQ

£350,000



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Accommodation Comprises:

Entrance Hallway

Welcoming entrance with wood-effect laminate flooring and wood panelled walls adding a touch of contemporary cottage charm. Features include a UPVC double glazed front door with frosted insets, double panel radiator with cover, central ceiling light, and storage cupboard with shelving and hanging rail housing the fuse board. Access to the downstairs WC.

Downstairs WC

Located beneath the stairs with tiled-effect vinyl flooring, low flush WC, wash hand basin with splashback tiling, recessed spotlights, and textured ceiling.

Lounge

A spacious and beautifully presented dual-aspect reception room, believed to have originally been two separate rooms. The main focal point is the stunning log burner set within an exposed brick surround with slate hearth and wooden mantle. Features include coved ceiling, two double panel radiators, UPVC double glazed bay-style windows to the front elevation with cottage-style panes and fitted blinds, an additional window overlooking the forest and river, and sliding patio doors opening directly onto the paved garden path leading to the river and forest beyond. A perfect mix of cosy and contemporary living.

Dining Room

Another generous reception room with a second log burner and exposed brick surround with wooden mantle. UPVC double glazed windows to both front and rear elevations, the rear overlooking the river and forest with a lovely window seat. Features wood laminate flooring, radiator, textured and coved ceiling, and central light point. A warm, versatile room ideal for family dining or entertaining.

Kitchen

Refitted just one year ago, this stunning modern country-style kitchen offers a range of wall, base and drawer units with wood-effect worktops and tiled splashback. Incorporates space for appliances including slimline dishwasher, freestanding fridge/freezer, and washing machine, with an integrated electric oven and four-ring gas hob. Composite sink with gold mixer tap, electrical radiator, USB plug sockets, Potterton combi boiler housed in cupboard, and recessed spotlights. UPVC windows to both front and rear elevations with rear door giving direct access to the patio, garden and bridge.

First Floor Landing

Spacious landing area with panelled walls continuing from the hallway, double panel radiator with cover, two UPVC double glazed windows with top openers and cottage-style panes, and central ceiling light point. Provides access to all three double bedrooms and the family bathroom.

Family Bathroom

A four-piece suite comprising corner shower cubicle with electric shower and handheld attachment, panelled Jacuzzi-style bath with mixer taps and handheld shower, low flush WC, and wash hand basin set within vanity unit. Features tiled walls, vinyl flooring, extractor fan, chrome heated towel rail, and frosted UPVC window with top opener.

Bedroom One

Spacious double bedroom with UPVC double glazed window to the front elevation with top openers and cottage panes, fitted wardrobe storage with shelving and hanging space, textured and recessed ceiling, and double panel radiator.

En-Suite

Includes shower cubicle with electric shower and handheld attachment, wash hand basin with splashback tiling, low flush WC, tiled flooring, extractor fan, and ceiling light.

Bedroom Two

A generous double bedroom currently used as the main bedroom due to its breath taking views over the river and forest. Features wood panelled walls, UPVC double glazed windows to front and side elevations, fitted wardrobes with shelving and drawers, recessed ceiling with central light, and double panel radiator.

Bedroom Three

Currently utilised as a dressing room/office, this flexible double room offers ample space for a bed and furniture. Features textured ceiling, recessed lighting, double panel radiator, and UPVC window to the rear elevation overlooking the forest.

Outside

The property is set within a beautiful plot featuring a detached garage and private driveway. The garden extends into a tranquil forest area, with the river flowing directly through and under your very own private bridge, an enchanting feature that makes this home truly one of a kind. The surrounding outdoor space offers endless opportunities for relaxation, play, and entertaining in nature's setting.

Tel: 01352 700070

Utility Room

Conveniently located just outside the main property, this useful outbuilding provides an ideal space for laundry and additional storage. Fitted with power and lighting, it offers room for appliances such as a washing machine and tumble dryer, along with practical worktop space. Although separate from the main house, it retains plenty of character and serves as a functional extension to the home.

Council Tax Band - B

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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.

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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

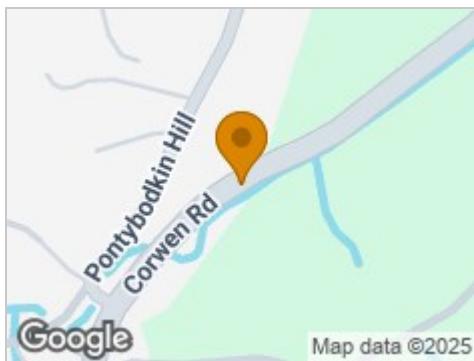
PLEASE NOTE WE OFFER ACCCOMPANIED VIEWINGS 7 DAYS A WEEK

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



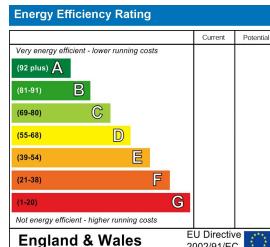
Floor Plan



Viewing

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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