



# Ffordd Pen Y Bryn

, Nercwys, CH7 4EX

Price £895,000



\*DETACHED HOUSE\* \*FORMER VILLAGE PUB\* \*REBUILT IN 2014\* \*COMPLETED TO A HIGH STANDARD\* \*THREE BEDROOMS\* \*THREE RECEPTION ROOMS\* \*IMPRESSIVE KITCHEN\* \*GATED DRIVEWAY\* \*TRIPLE GARAGE\*

This property sits in a prime location with views of the village green and St Mary's church. Once the sight of the village pub, this sought after property boasts a private gated drive leading to a large external garage. To the rear of the property has a well maintained and designed garden perfect for entertaining guests or relaxing in private. The original building was demolished and rebuilt in 2014. The property is a complete new build. However, the exterior, due to conservation, honours the history and design of the previous building. Internally it has been finished to a high standard with the kitchen being not only the centre of the home, but an impressive entertaining area too. Its versatility of working areas has been well thought out and expertly delivered. All three reception rooms and the kitchen have access to, and views of the garden. The upstairs has been finished to the same impeccable standard with a large master bedroom including en-suite and a further two bedrooms This property would make a perfect family home and viewing is highly recommended to appreciate what the space truly has to offer.



### Accommodation Comprises

Paved pathway leads to the front entrance with porch and exterior lighting

Composite door with decorative glass inset leads into:

### Reception Hallway

This Large reception hallway boasts decorative tiled flooring, two storage cupboards, phone point and recessed spotlights.

Oak door leads into:

### Living Room 16'8" x 14'9" (5.08 x 4.5)

An inviting living room that you can enjoy the views of the garden with double glazed windows to the rear and front elevation, 16kw log burner set on a tiled hearth with exposed brick surround and wooden mantle, t.v aerial socket, beamed ceiling along with spotlight rail tracks and fitted wall lights both of which can be dimmed to preferred brightness. Housed behind the wood-burner is a back boiler which can power the central heating system. Once temperature is reached, the boiler can override the oil heating providing low cost and sustainable heating.

Patio doors lead to the rear garden:

### Downstairs Shower Room 9'9" x 3'3" (2.97 x 1)

Fitted with a three piece suite comprising of tiled shower cubicle with mains powered rain shower head and hand attachment, wall hung low flush w.c, round counter top ceramic basin set on a vanity with illuminating mirror, tiled walls and flooring, double glazed frosted window to the rear elevation, extractor fan and heated towel rail.

### Kitchen 23'11" x 17'8" (7.28 x 5.38)

This breathtaking kitchen offers a generous space for family entertaining. Designed and fulfilled by Tegla, this bespoke kitchen is full timber construction. Housing a range of grey soft closing wall and base units with complimentary marble work surfaces over. Designed and fulfilled by Tegla, this bespoke kitchen is full timber construction. Double Belfast sink with mixer tap over, additional instant hot water tap, built in soap dispenser, 'Lacanche' range cooker with 5 ring electric hob with character beam above, built in full standing fridge and freezer with wine storage above, built in dishwasher, decorative splashback tiling and quarried tiling.

The feature island offers a range of soft close draw and cupboard units with built in wooden serving trays and chopping boards, electric sockets, marble worktop with a breakfast bar area.

Within the recess of the kitchen there is a built in 'Bosch' microwave with wine cooler beneath, cupboard with sliding worktop to create either a bar area or additional cooking space, further cupboards housing the boiler, void and plumbing for washing machine and one with shelving creating a pantry cupboard.

### Inner Hallway

This large inner hallway could be utilised as a second bar area looking into the kitchen or a breakfast area with velux windows and patio doors leading to the rear garden, decorative tiled flooring and recessed spotlights.

### Dining Room 13'7" x 17'8" (4.13 x 5.38)

This grand dining hall is accompanied with high ceilings, double glazed window to the front and rear elevation, T.V aerial socket, coved ceiling, beamed ceiling, wood flooring and spotlight rail tracks and fitted wall lights both of which can be dimmed to preferred brightness.

double patio doors provides access to rear garden:

### Games Room / Bedroom 4 14'7" x 17'0" (4.45 x 5.17)

Another cosy room to sit and enjoy family entertaining with a log burner set upon a slate hearth with exposed brick behind and wooden mantle, double glazed windows to the front and rear elevation, t.v aerial socket, coved ceiling with spotlight rail tracks, fitted wall lights, and wood flooring.

Patio doors leading to the rear garden

### STAIRS FROM HALLWAY LEAD TO:

#### Landing

Double glazed windows to the front and rear elevation with additional velux window, double panel radiator and airing cupboard .

Providing access to all bedrooms and bathroom

### Bedroom One 15'0" x 16'8" (4.58 x 5.09)

Steps leading into the master bedroom with double glazed window to the front and rear elevation, loft access point, double panel radiator, recessed spotlights and coved ceiling.

door leading into:

### En Suite 4'4" x 9'8" (1.32 x 2.94)

Fitted with a three piece suit comprising of a double shower cubicle with waterfall shower head and hand attachment with built in recesses shelving, wash hand basin with built in soft close draws with mixer tap over and low flush w.c, double glazed window to the rear elevation, modern vertical radiator, coved ceiling, partially tiled walls, tiled flooring and recessed spotlights.

### Bedroom Two 11'11" x 14'0" (3.63 x 4.26)

This double bedroom is fitted with a velux window and double glazed window to the front elevation, double panel radiator ,t.v aerial socket and coved ceiling.

### Bedroom Three 9'10" x 10'2" (3 x 3.1)

Another double bedroom providing access to the loft, double glazed window to the front elevation, double panel radiator, t.v aerial socket and coved ceiling.

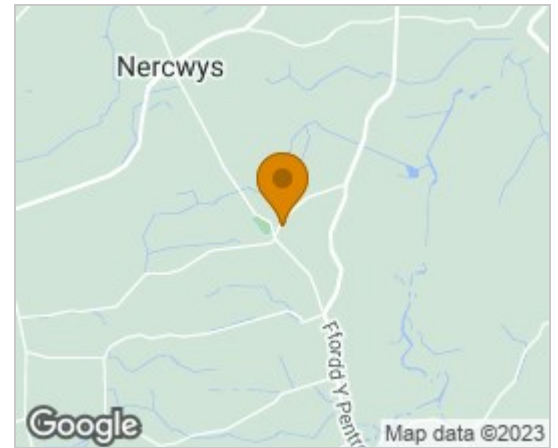
### Bathroom

Fitted with a three piece suit comprising of a 'P' shaped bath with waterfall shower head and hand attachment, wall hung low flush w.c set on panelling with alcove for storage, ceramic sink set on vanity unit with built in cupboards, fully tiled wall, modern vertical radiator, frosted double glazed window to the rear elevation, coved ceiling, extractor fan and tiled flooring.

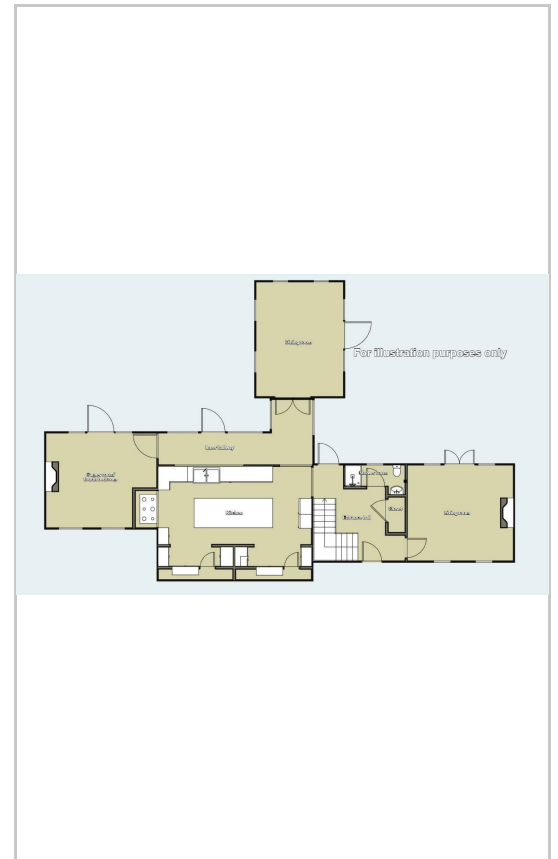
### Garage

Triple garage with loft storage accessed by a pull-down ladder.

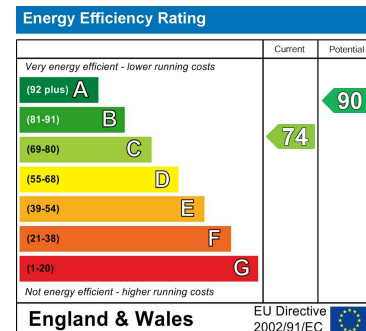
## Area Map



## Floor Plans



## Energy Efficiency Graph



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