REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Y Bwthyn Ffordd Y Pentre

Nercwys, Mold, CH7 4EL

O.I.R.O £300,000

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IMPORTANT NOTE

The property benefits from shared drainage and access arrangements, which are typical for homes of this nature. Any associated maintenance responsibilities are shared, with full details to be confirmed and clarified by the solicitors during the conveyancing process.

Please note that the water supply to the property is not currently connected. There are a number of options available to reinstate the supply, and these can be discussed further.

The Use Of AI

Please Note: Some of the images within this brochure have been digitally enhanced using AI-generated visualisations to illustrate the property's renovation potential. These images are for inspirational purposes only and are intended to help prospective purchasers envision how the property could look following improvement works. They should not be relied upon as an accurate representation of the property's current condition or any future alterations.

Accommodation Comprises

The property is approached via stone steps leading up to a UPVC double glazed side door with inset panel, providing access into the side porch hallway.

Side Porch Hallway

Upon entry, you are welcomed into a practical side porch hallway featuring quarry tile flooring and an exposed brick wall, adding character to the space. There is a single panelled radiator and a double glazed UPVC window to the side elevation overlooking neighbouring fields. The area also benefits from plumbing for a washing machine, making it a useful utility space.

Downstairs WC

A wooden door leads into the downstairs WC, fitted with a low flush WC and a wall-mounted wash hand basin. The room includes a frosted double glazed UPVC window to the side elevation, textured walls, a central ceiling light, and quarry tile flooring.

Kitchen

A further doorway opens into the kitchen, which comprises base units with complementary worktops over and incorporates a stainless steel one-and-a-half bowl sink unit with drainer and mixer tap. There is plumbing for a washing machine and space for an electric cooker. The kitchen features quarry tile flooring, a double panelled radiator, and a textured ceiling with fluorescent lighting. Natural light is plentiful thanks to dual aspect windows, including two double glazed UPVC windows to the side elevation and one to the front, all enjoying beautiful views across neighbouring fields and far-reaching countryside.

Lounge

An archway from the kitchen leads into the lounge, a comfortable living space featuring an electric stone-effect fireplace set on a marble hearth with matching inset and wooden surround. The room has carpeted flooring, two wall lights, a textured ceiling, and a double glazed UPVC window to the rear elevation. Double glazed French doors open onto a patio area, offering delightful views over a brook and the surrounding fields. Additional features include a triple panelled radiator and wall-mounted thermostat controls.

Reception Hallway

Accessed from both the kitchen and lounge, the main reception hallway is spacious and welcoming. It retains original quarry tile flooring and includes a double panelled radiator, central ceiling light, and a double glazed UPVC window to the front elevation. There is also a frosted UPVC window with matching internal panel opening into a porch area, which is currently not in use. This porch is built on a dwarf brick wall with woodgrain-effect UPVC double glazed panels but is not presently fit for purpose.

The hallway also provides access to two staircases, an under-stairs storage cupboard, and an additional very large storage room with lighting. Wall-mounted heating controls are also located here.

Bathroom

A door from the hallway leads into the main bathroom, which is currently unfinished. Existing fittings include a low flush WC, a wash hand basin set within a vanity unit, and a fully tiled shower cubicle with an electric shower. The room also features tiled flooring, a triple panelled radiator, central ceiling lights, an extractor fan, and a frosted double glazed UPVC window to the side elevation. There is space and partial plumbing in place for the addition of a bath.

First Floor Landing

The first staircase rises to a landing area with a single panelled radiator, central ceiling light, and a double glazed UPVC window to the front elevation. A cupboard provides storage.

Bedroom One

The main bedroom is a particularly spacious room, highlighted by a large feature picture window to the side elevation offering stunning views across open countryside. A second double glazed UPVC window to the side provides additional light and views. The room includes a double panelled radiator, two wall lights, and newly fitted carpet.

Walk In Wardrobe/ Storage

Also accessed from this landing is a small single room suitable for use as a child's bedroom, nursery, or home office. It features fluorescent lighting, a single panelled radiator, and newly carpeted flooring. This room would be ideal for a walk in wardrobe or has the potential to be an en-suite.

Second Staircase Landing

The second staircase leads to a split-level landing area with a long light window to the front elevation, allowing natural light to flood the space.

Bedroom Two

From this landing, a door opens into a well-proportioned double bedroom. A notable feature is the large built-in box structure, formed above the bathroom below, which could be creatively utilised for storage or adapted into a bespoke feature such as a raised bed. The room also includes loft hatch access, a central ceiling light, and a double glazed UPVC window to the side elevation overlooking the fields.

Bedroom Three

Continuing up the steps leads to another generous double bedroom with dual aspect double glazed UPVC windows to the side and rear elevations, both

offering attractive countryside views. The room is enhanced by two exposed wooden beams, adding character, along with two wall lights, a central ceiling light, a double panelled radiator, and newly fitted carpet.

Outside

The garden offers a generous outdoor space with excellent potential to create something truly special. To the side, there is a substantial area currently used for parking, providing space for multiple vehicles, although now in need of improvement. To the rear, a raised paved patio—bordered by a charming stone wall—enjoys elevated views across a brook and open fields, creating a lovely setting for future outdoor entertaining. Beyond this, the garden extends into a predominantly lawned area, now overgrown but offering a blank canvas, all enclosed by mature hedging and trees which provide a good degree of privacy.

NOTE*

The property benefits from an air source heat pump and fitted solar panels.

EPC Rating - C

Council Tax Band - F

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.

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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

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Looking For Mortgage Advice?

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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

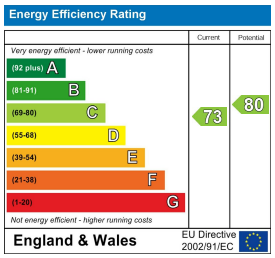
Terrain Map

Floor Plan

Viewing

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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