



12 Alyn Terrace

Pontblyddyn, Mold, CH7 4HW

Offers In The Region Of £170,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this truly charming Grade II Listed two-bedroom character cottage, beautifully blending period features with comfortable modern living. Full of warmth and original charm, this delightful home offers exposed beams, leaded windows, cottage-style gardens and an abundance of character throughout, making it an ideal purchase for first-time buyers, those looking to downsize, investors or anyone searching for a quintessential countryside cottage.

Situated within the popular village of Pontblyddyn, the property enjoys excellent access to Mold, Wrexham and Chester, whilst benefiting from a peaceful village setting with nearby countryside walks, local amenities and convenient commuter links.

The accommodation briefly comprises; entrance into a charming lounge, fitted kitchen, first floor landing, two bedrooms and a spacious family bathroom. Externally, the property enjoys a beautifully established cottage garden with allocated parking to the rear.

A viewing is highly recommended to fully appreciate the charm, character and idyllic setting this wonderful home has to offer.

Accommodation Comprises:

wooden gate with paved pathway leads up to the front entrance.

Lounge

Stepping through the traditional wooden entrance door, you are immediately welcomed into a beautifully characterful lounge, where original exposed ceiling beams create an inviting first impression. The room enjoys plenty of natural light through two attractive wooden framed leaded windows to the front elevation, complemented by secondary double glazing for improved comfort.

A charming cast iron log burner sits proudly upon a slate hearth beneath a timber mantle, creating a wonderful focal point and the perfect place to relax on cosy evenings. Curved cottage walls further enhance the property's period appeal, whilst carpeted flooring, wall lighting, television point, electric wall-mounted heater and the original turning staircase leading to the first floor complete this delightful living space.

A wooden door leads through into:

Kitchen

The cottage-style kitchen has been thoughtfully fitted with a range of base units complemented by beautiful solid wooden work surfaces and an inset Belfast style sink with mixer tap, perfectly reflecting the character of the home.

There is space for a freestanding cooker with extractor hood above, under-counter fridge and freezer, washing machine and additional appliances. Decorative glazed corner display cupboards, tiled splashbacks, tiled flooring and recessed spotlights all add to the practicality of the room, whilst a useful built-in pantry provides excellent storage.

A traditional stable-style rear door opens directly onto the charming rear garden,

allowing plenty of natural light through the leaded wooden framed window with secondary glazing.

First Floor Accommodation

Landing

The turning staircase rises to a charming landing believed to retain its original exposed wooden floorboards, adding further character to the home. Doors provide access to both bedrooms and the family bathroom, whilst natural light floods the landing through an attractive leaded window overlooking the front elevation.

An additional feature is the charming recessed area above the staircase, offering potential to utilise as an attractive display or reading nook.

Bedroom One

A spacious and beautifully presented principal bedroom offering ample room for a double bed and freestanding furniture.

The room retains many character features including textured plaster walls, a leaded wooden framed window to the front elevation with secondary glazing, loft access and generous ceiling height. Finished with carpeting, radiator and central ceiling light, this is a peaceful and relaxing principal bedroom.

Bedroom Two

Currently utilised as a nursery, the second bedroom is a generous single room offering versatility as a child's bedroom, home office or guest room.

Enjoying lovely views over the rear garden through a traditional leaded wooden framed window with secondary glazing, the room is finished with carpeted flooring, radiator, central ceiling light and decorative picture rail shelving.

Bathroom

A surprisingly spacious bathroom fitted with a three-piece suite comprising vanity wash hand basin with mixer tap and tiled splashback, low flush WC and panelled bath with mixer tap, wall-mounted shower and glazed shower screen.

The bathing area is fully tiled whilst beautiful exposed wooden floorboards continue the property's character. A frosted leaded window with secondary glazing provides natural light and privacy, with a radiator ensuring year-round comfort.

An additional storage room houses the Ideal combination boiler whilst providing excellent storage for towels, linens and household essentials.

Outside

To The Rear

To the rear, the property enjoys a beautifully landscaped cottage-style garden designed to provide colour and interest throughout the seasons.

A paved patio creates the perfect setting for outdoor dining or enjoying a morning coffee, whilst gravelled pathways weave through beautifully stocked raised flower beds overflowing with mature shrubs, herbs, roses and seasonal planting. A productive apple tree further enhances the garden's charm, creating a

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peaceful outdoor retreat that perfectly complements the character of the cottage.

The garden is enclosed by timber fencing with a rear gate providing access onto the shared driveway, where the property benefits from one allocated parking space.

Single Garage

To the rear of the garden you will find a single garage with up and over door.

EPC Rating - D

Council Tax Band - C

Do You Have A Property To Sell?

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

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

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

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

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.



Road Map



Hybrid Map



Terrain Map



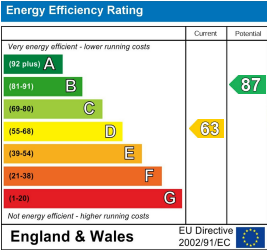
Floor Plan



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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