

REID & ROBERTS

INDEPENDENT ESTATE & LETTING AGENTS

Ffordd Pen Y Bryn, Nercwys

Price £895,000



- EXECUTIVE FAMILY HOME
- VERSATILE ACCOMMODATION
- BREATHTAKING KITCHEN
- COMPLETED TO AN IMPECCABLE STANDARD
- FORMER VILLAGE PUB LOCATION
- FAR REACHING VIEWS
- LANDSCAPED GARDEN



Ffordd Pen Y Bryn, Nercwys

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.

The main house accommodation comprises: Entrance hall, Stairs to the first floor, Cloak room, Shower room and Three Reception rooms. An immaculate and spacious Kitchen. The first floor comprises, Three Double Bedrooms. Airing cupboard. Family bathroom and En-suite to Master bedroom.

The village of Necwys is located a few miles outside of Mold town centre. Necwys is also home to Coed Nercwys / Nercwys Forest, a 322-acre site. The Forest offers space for walkers, Cyclists and Horse riders, with several Heritage features to discover as you explore the Forest including ruined lead mine buildings, a shepherd's cottage and a walled paddock. Nercwys is in an elevated position, offering incredible views across Flintshire.

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

5.08m x 4.5m (16'8" x 14'9")

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

2.97m x 1m (9'9" x 3'3")

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

7.28m x 5.38m (23'11" x 17'8")

This breathtaking kitchen offers a generous space for family entertaining. Designed and fulfilled by Tegla,



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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

4.13m x 5.38m (13'7" x 17'8")

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

4.45m x 5.17m (14'7" x 17'0")

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

4.58m x 5.09m (15'0" x 16'8")

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

1.32m x 2.94m (4'4" x 9'8")

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

3.63m x 4.26m (11'11" x 14'0")

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

3m x 3.1m (9'10" x 10'2")

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





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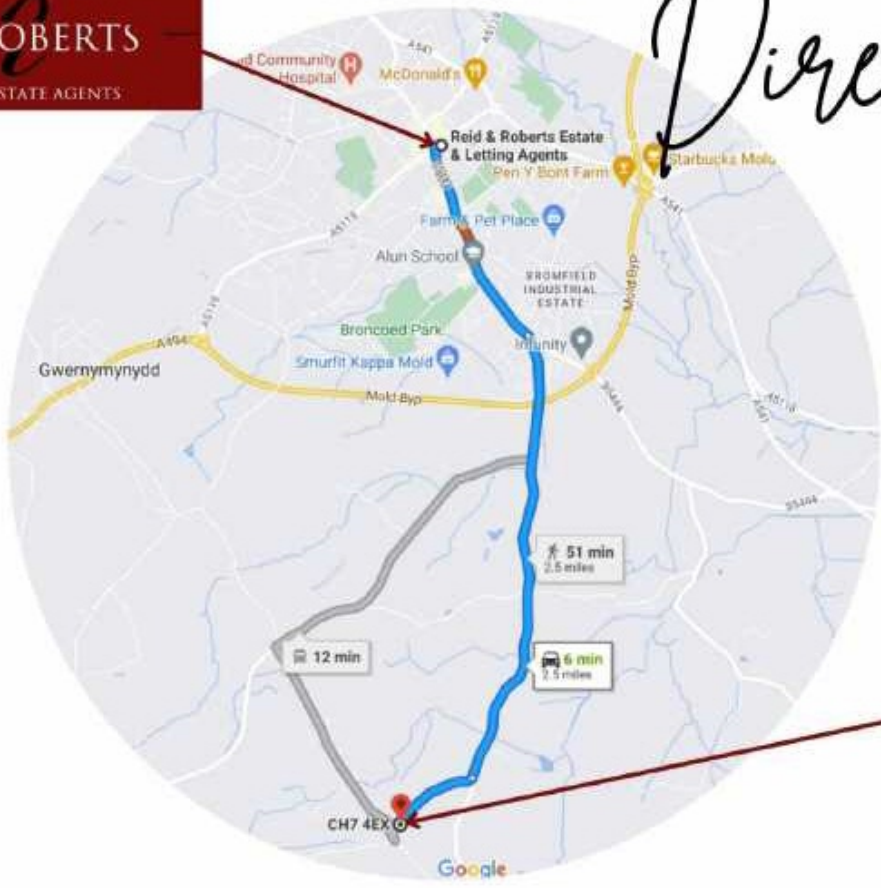
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Directions



Google

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rear elevation, coved ceiling, extractor fan and tiled flooring.

Garage

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

Outside

The property is accessed via a paved approach leading to double wooden gates to a gravelled driveway providing secure off road parking for several vehicles, the rear garden wraps around the property with a large paved patio area ideal for al fresco dining, steps lead up to the laid to lawn garden which is bound by hedges and shrubbery. The garden is private and has far reaching views across the village.

EPC Rating - C

Council Tax Band G

Directions

From our office in Mold Head north-east on Chester Street/A5119 towards Tyddyn Street, At the roundabout take the 1st exit onto Lead Mills/A541. At the next roundabout, take the 4th exit onto King Street/A5119, Continue to follow A5119 and turn left at traffic lights to stay on A5119. Continue on this road, at the traffic lights turn right onto Connah's Quay Road/B5126. Continue along this road passing the turning for Northop Hall on your right hand side. Take the next turning on your right onto Village Road where the property will be observed on left hand side overlooking the village Cricket Ground.

Viewing Arrangements

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make an Offer

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.

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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.

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.

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 Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge

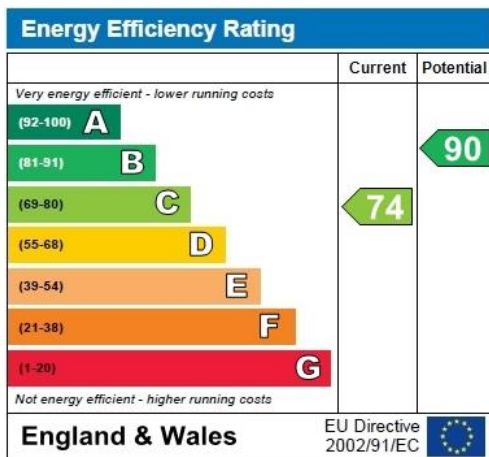
Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

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