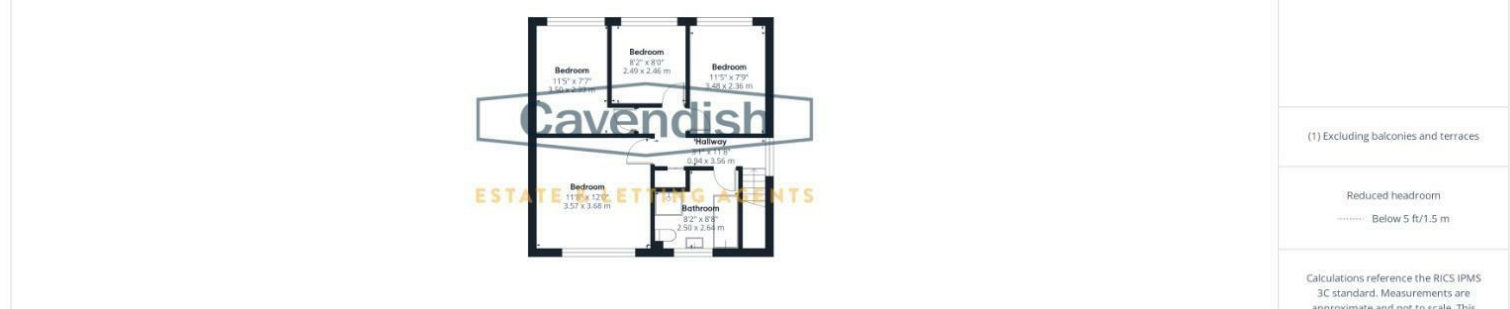
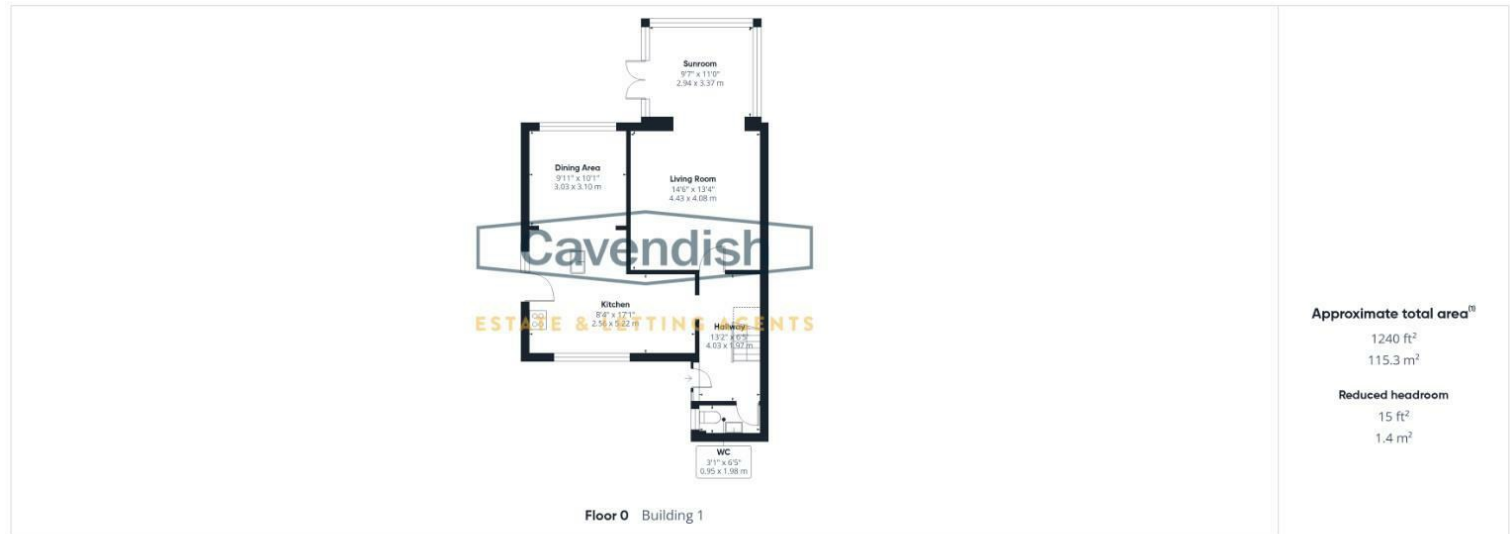


1 Pen Y Coed, Nannerch, Mold, CH7 5RS



	Floor 1 Building 1	floor plan is intended for illustration only. GIRAFFE 360
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1240 ft²
115.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		86	100
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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



www.cavendishproperties.co.uk

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1 Pen Y Coed **NEW**
Nannerch, Mold,
CH7 5RS **£390,000**

LOCATION

Nannerch is a charming conservation village set in a peaceful location about half a mile from the A541 Mold–Denbigh road. It offers a primary school, village inn The Cross Foxes, and lies within 2.5 miles of the Clwyd Country Park, an Area of Outstanding Natural Beauty. The A55 at Halkyn (5 miles) provides easy access to the North Wales coast, Chester (18 miles), and beyond.

EXTERNAL



To the front, a brick-paved driveway provides off-road parking and access to the integral garage. An attractive planted front garden, bordered by a charming stone wall, enhances the property’s kerb appeal and creates a welcoming first impression.

ENTRANCE HALLWAY

4.03 x 1.97 (13'2" x 6'5")



A welcoming entrance via a UPVC front door with stained glass inset leads into a bright hallway featuring wood flooring, a light pendant, and a staircase rising to the first floor with a painted balustrade. Access to all ground floor accommodation.

DOWNSTAIRS WC

0.95 x 1.98 (3'1" x 6'5")



Fitted with tile effect vinyl flooring, a white WC and hand basin with splashback, radiator, and an obscured double-glazed window providing natural ventilation.

KITCHEN

2.56 x 5.22 (8'4" x 17'1")



A stylish and well-appointed kitchen fitted with white wall and base units, wooden worktops, and black granite-style surfaces. Integrated appliances include a Range Master electric cooker with ceramic hob and extractor hood, alongside space for washing appliances and a built-in wine cooler. A central island with ceramic sink and breakfast bar creates a sociable focal point.

DINING ROOM

3.03 x 3.10 (9'11" x 10'2")



The kitchen flows seamlessly into the dining area, where

black slate flooring continues, complemented by a large rear-facing window and decorative ceiling—perfect for entertaining.

LIVING ROOM

4.43 x 4.08 (14'6" x 13'4")



A warm and inviting living space featuring wood flooring, a wood-burning stove set on a granite hearth, and dual aspect lighting. An archway leads through to:

CONSERVATORY

2.94 x 3.37 (9'7" x 11'0")



A fantastic additional reception space with insulated ceiling, Velux windows, and LED spotlights. Double-glazed windows and doors open onto the garden, creating a bright and relaxing environment with garden views.

LANDING

0.94 x 3.56 (3'1" x 11'8")



Carpeted landing with loft access, storage cupboard, and doors leading to all bedrooms and bathroom

PRIMARY BEDROOM

3.57 x 3.68 (11'8" x 12'0")



A spacious double bedroom with fitted wardrobes, radiator, and front-facing window, offering a peaceful retreat.

BEDROOM 2

3.48 x 2.36 (11'5" x 7'8")



A well-proportioned double bedroom with carpeted flooring, radiator, and window overlooking the rear garden.

BEDROOM 3

3.50 x 2.33 (11'5" x 7'7")



Another comfortable double bedroom, ideal for family or guests

BEDROOM 4

2.49 x 2.46 (8'2" x 8'0")



A generous single room, perfect as a home office or nursery

FAMILY BATHROOM

2.50 x 2.64 (8'2" x 8'7")



A beautifully styled bathroom featuring black slate tiled flooring, a freestanding roll-top bath with claw feet, corner shower unit with glass screen, white WC, and basin. Finished with contemporary tiling and an LED-lit mirror cabinet.

GARDEN



The rear garden is attractively landscaped with a mixture of paved seating areas, gravel pathways, raised flower beds, and a pond—creating a tranquil outdoor space ideal for relaxing or entertaining. A wooden garden shed and BBQ area further enhance the usability of the garden.

Garage

4.86 x 2.49 (15'11" x 8'2")

The integral garage is fitted with an electric roller door and benefits from power and lighting. It also houses the water tank for the air source heat pump, solar panel battery storage, and the main fuse board, providing a practical and well-organised utility space.

AGENT NOTES

The property also benefits from solar panels and an air source heat pump, offering improved energy efficiency.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone’s identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

From Mold take the A541 Denbigh Road and follow this road for approximately 6 miles and take the left handed turning for Nannerch. Slight left onto Village Rd 0.4 mi - Turn left onto Pen-Y-Coed-240 ft Drive down the road till you get to the corner and the house is on the left.