

Ffordd Pen Y Bryn, Nercwys, Mold

Asking Price: £192,500

Beresford Adams













Beresford Adams are delighted to offer this wonderful property occupying a delightful central village position overlooking the bowling green and historic parish church, this attractive, two-bedroom mid-terrace period cottage forms part of a small row of character homes adjoining the village school. Benefiting from a generous rear garden backing onto open countryside, the property offers an excellent opportunity for first-time buyers, investors, or those seeking a peaceful rural setting.

The accommodation is both comfortable and well-presented, featuring replacement uPVC double-glazed windows and exterior doors, electric heating, a cosy living room with multi-fuel stove, a fitted kitchen, two bedrooms, and a family bathroom.

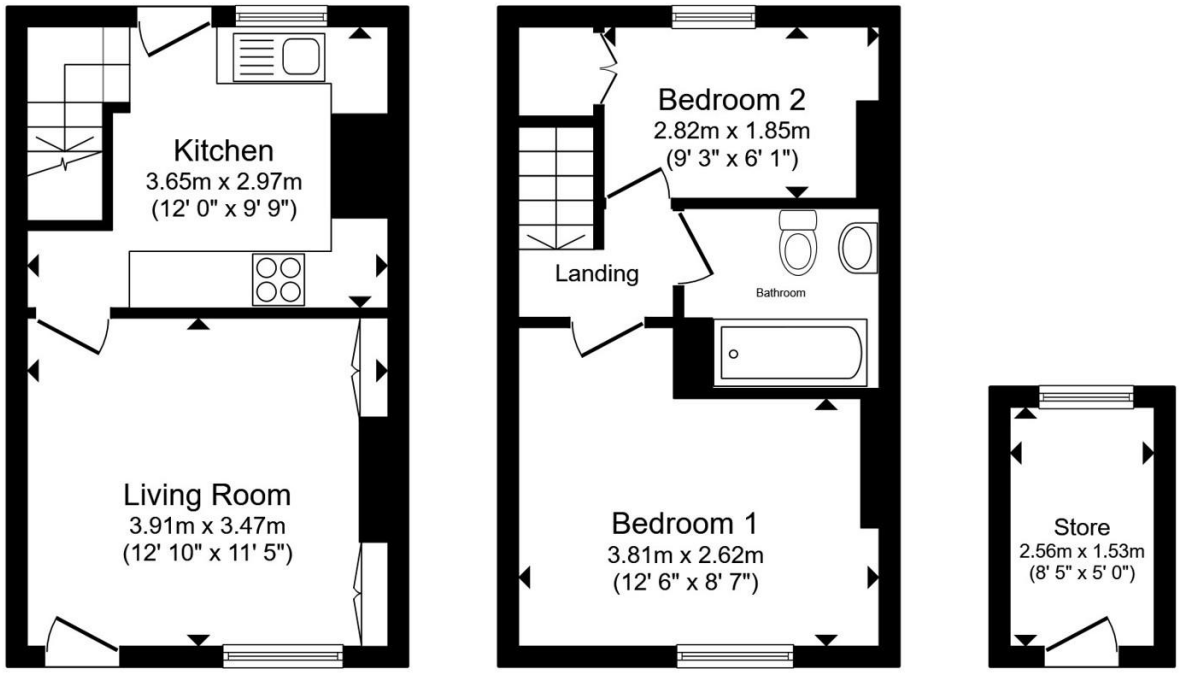
To the rear, a long lawned garden enjoys a pleasant open aspect across neighbouring fields and includes a modern brick-built store. The garden's countryside backdrop provides superb far-reaching views, creating an idyllic outdoor space to relax and enjoy the rural surroundings.

Viewing is highly recommended to appreciate the location and outlook on offer.

Location







Ground Floor **First Floor** **Outbuilding**

Total floor area 49.8 m² (536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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