



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 1967

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Ty Draw Cottage Ffordd Y Pentre

Nercwys, Mold,
CH7 4EL

**NEW
£350,000**

A charming three-bedroom detached stone cottage-style bungalow, set in the semi-rural village of Nercwys, on the outskirts of the popular market town of Mold. Enjoying stunning panoramic views across the Dee Estuary, the Wirral, Liverpool, and the Cheshire Plain, this beautifully presented converted barn offers characterful accommodation with wood burner stove set with a brick halve, generous gardens, ample parking, and an idyllic countryside setting. Ideal for those seeking peaceful bungalow living with exceptional views.

LOCATION

A charming three-bedroom detached converted barn bungalow, enjoying stunning panoramic views across the Dee Estuary, the Wirral, Liverpool, and the Cheshire Plain. Situated in the semi-rural village of Nercwys, on the outskirts of the market town of Mold, Mold town centre is approximately two miles, which provides a comprehensive range of shops serving most daily needs, noted secondary schools, leisure facilities as well as several popular eating establishments. The local village of Nercwys has a popular primary school, bowling green and parish church; and the area is ideally placed for ease of access to the larger centres at Wrexham, Chester and Deeside.

EXTERNAL



The property is approached via a gravel driveway providing off-road parking for up to four vehicles. A lawned front garden enhances the cottage-style appearance, with gated wooden side access leading to the rear and side gardens.

ENTRANCE HALL

3.50 x 1.29 (11'5" x 4'2")



Accessed via slate steps and a wooden front door with glazed panels, the entrance hallway features local Ruabon red tiled flooring, a white-painted radiator, and a hanging light pendant. Doors lead to the living room, kitchen, and bedroom three.

KITCHEN

3.47 x 3.56 (11'4" x 11'8")



The kitchen is fitted with white wall and base units complemented by grey worktops and a white tiled splashback. The cream tiled floor continues throughout the space. Integrated and freestanding appliances include an electric cooker and hob, fridge freezer, and space for a washing machine. A grey sink with drainer sits beneath a double-glazed window overlooking the side of the property. A wooden and glazed door opens into the conservatory, with coved ceilings and a light pendant with four adjustable bulbs and a motion-sensor switch.

LIVING ROOM

4.78 x 5.35 (15'8" x 17'6")



Accessed via a wooden door with glazed panels, the spacious living room offers a warm and inviting atmosphere. Features include carpeted flooring, dual-aspect double-glazed windows, and French doors opening into the conservatory. A multi-fuel wood-burning stove is set within a brick hearth with a wooden mantel above, creating a focal point ideal for entertaining. A ceiling-hung light pendant completes the room.

CONSERVATORY

3.50 x 2.77 (11'5" x 9'1")



The conservatory enjoys matching cream tiled flooring, a glazed roof, power supply, and double-glazed windows and doors providing access to the rear garden. This versatile space offers an ideal area to relax and enjoy the surrounding views.

INNER HALLWAY

3.07 x 0.92 (10'0" x 3'0")

The hallway benefits from a double-glazed window to the side, white radiator, and ceiling light pendant, leading to the remaining accommodation.

BEDROOM1

4.77 x 3.28 (15'7" x 10'9")



A well-proportioned double bedroom with carpeted flooring, radiator, and a double-glazed window overlooking the rear garden. The room features an adjustable three-point ceiling light pendant and access to the loft via a wooden hatch.

BEDROOM 2

2.70 x 4.33 (8'10" x 14'2")



A double bedroom with carpeted flooring, radiator, ceiling light pendant, and a double-glazed window overlooking the rear garden.

BEDROOM 3

3.49 x 3.16 (11'5" x 10'4")



A double bedroom with carpeted flooring, radiator, and a double-glazed window to the side. This room is well suited as a third bedroom, home office, or study.

FAMILY BATHROOM

3.44 x 1.85 (11'3" x 6'0")



The stylish family bathroom features black tiled flooring, a Victorian-style vertical radiator with chrome towel rail, a separate WC, and a freestanding white bath with decorative feet. A separate corner shower enclosure with curved glass doors and adjustable silver showerhead adds practicality. The wash area includes a standalone white sink with chrome taps,

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.

PRIORITY INVESTORS CLUB

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VIEWINGS

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

Our photos might have been enhanced with the help of AI.



The rear garden is laid mainly to lawn, bordered by attractive and substantial hedging for privacy. A paved patio seating area provides space for outdoor dining, complemented by a wood-fired hot tub which is up for separate negotiation. Paved pathways lead around the property to an external storage area with electricity, housing the oil-fired boiler. Beyond this is a second lawned garden area, featuring a wood store, wooden shed, and a polytunnel — ideal for keen gardeners.



TENURE

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

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

AGENTS NOTES

- Oil Fired Boiler located in the the store at the rear of the property

- Wood Fired Hot Tub is not included in the sale but is up for separate negotiations