



Approximate total area^m
1240 ft²
115.3 m²

Reduced headroom
15 ft²
1.4 m²

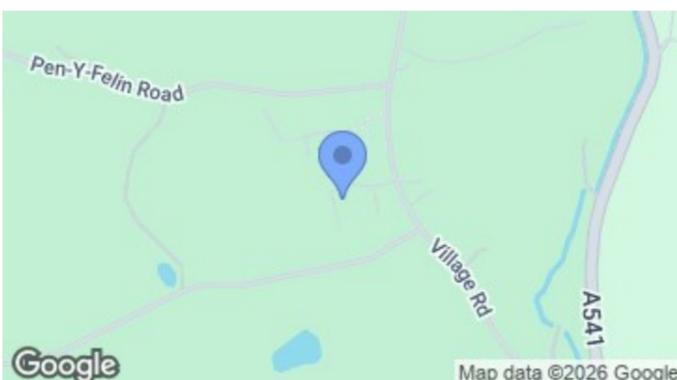


(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
86	100+

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A

(61-91) B

(49-80) C

(35-68) D

(21-54) E

(1-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



1 Pen Y Coed
Nannerch, Mold,
CH7 5RS

NEW
£400,000

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

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Nestled within a quiet cul-de-sac in the highly sought-after village of Nannerch, this beautifully presented four-bedroom detached home offers the perfect blend of modern living and countryside charm. Positioned within an Area of Outstanding Natural Beauty, the property enjoys a peaceful setting with scenic surroundings, while remaining conveniently accessible to nearby towns and transport links.

Nannerch is a picturesque village renowned for its strong community feel, countryside walks, and traditional village amenities, including the popular The Cross Foxes pub. The nearby market town of Mold offers a wide range of shops, schools, and leisure facilities, with excellent access to the A55 for commuting towards Chester and beyond.

This attractive home has been thoughtfully updated to offer stylish interiors, energy-efficient features including solar panels and an air source heat pump, and a beautifully landscaped rear garden—ideal for modern family living.



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.