



Ffordd Y Bont

Pontybodkin,
Mold, Flintshire CH7 4TS

Price
£350,000

****SPACIOUS PERIOD COTTAGE**** A large three/four bedroom period cottage of considerable character and appeal, offering spacious accommodation to the centre of Pontybodkin village, some four miles from Mold and fifteen miles from Chester. Believed to original date from pre-1800 with later additions, and having benefitted from further improvements by the present owners in the past 15 years to provide a versatile family home with scope to create a self-contained annexe for an elderly relative if required. Benefitting from an oil fired central heating system and double glazing, it provides: out-built front porch, lounge, sitting room with inglenook fireplace, dining room, spacious kitchen/breakfast room, large utility room, study/optional fourth bedroom, ground floor shower room and useful workshop (former garage); to the first floor there are three bedrooms (two double) and a modern family bathroom. Off road parking to the rear and delightful gardens, which overlook a small free-flowing stream.



LOCATION

Located just off the centre of Pontybodkin adjoining a minor lane leading to the village of Treuddyn, this charming semi-detached cottage offers particularly spacious living accommodation which retains original features to include exposed beamed ceilings and an inglenook fireplace. It is approached via electronically controlled gates to the rear to a wide gravelled forecourt and recent improvements include re-roofing to the original cottage in 2018, a modern fitted kitchen with integrated Neff appliances and quartz worktops, an updated family bathroom and installation of a new Stovax multi-fuel stove in the sitting room in 2019. The cottage is located just off the A5104 Chester to Corwen road, and is considered ideal for those seeking ease of access to the larger centres of employment within the region.

THE ACCOMMODATION COMPRISES:

PORCH

1.50m x 0.99m (4'11" x 3'3")

Out-built front entrance porch with glazed panelled door, single glazed windows, exposed timbers and quarry tiled floor. Double glazed wood panelled inner door to:

SITTING ROOM

6.55m (max) x 4.04m (21'6" (max) x 13'3")

An attractive room with double glazed windows to the front and rear aspects, deep inglenook stone fireplace with large oak beam and Stovax freestanding multi-fuel stove (installed 2018). Heavy beamed ceiling, wall light points, tv aerial point and two radiators. Door to the lounge.



LOUNGE

5.11m x 4.04m (16'9" x 13'3")

Double glazed windows to the front and rear aspects, stable door to the garden, beamed ceiling, telephone point, wall light points, double panelled radiator and electricity meter cupboard.



DINING ROOM

4.37m x 2.79m (14'4" x 9'2")

Double glazed windows to front and rear aspects, beamed ceiling, wall light point, telephone point, radiator, feature Victorian style fire grate (not in use) and pitch pine spindled staircase to the first floor. Door to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

5.99m x 4.45m (19'8" x 14'7")

A spacious open plan room fitted with a modern range of oak fronted base and wall units with feature antique style handles and quartz worktops with under-counter stainless steel sink unit with preparation bowl, mixer tap and tiled splashback. Range of Neff integrated appliances comprising two touch control induction hobs with glass splashback and stainless steel cooker hood above, electric oven, steam oven and fridge freezer.

Beamed ceiling, quarry tiled floor, double glazed window overlooking the garden and double glazed french doors to outside. Double panelled radiator, four sun pipes providing natural lighting and Trianco oil fired central heating boiler. Glazed panelled door to the utility room.



UTILITY ROOM

3.61m x 3.56m (11'10" x 11'8")

A large utility room fitted with a range of pine fronted base cupboards and drawers with tiled worktops and double bowl sink unit with preparation bowl. Quarry tiled floor, radiator and double glazed window. Door to shower room and study.



SHOWER ROOM

2.67m x 1.30m (8'9" x 4'3")

Comprising corner shower cubicle with electric shower, pedestal wash basin and wc. Half tiled walls, tiled floor, radiator, shaver point and double glazed window.

STUDY/FOURTH BEDROOM

4.22m x 3.05m (13'10" x 10'0")

Double glazed window overlooking the garden, quarry tiled floor, radiator, loft access and internal door leading through to the workshop.

WORKSHOP

5.46m x 3.02m (17'11" x 9'11")

Double glazed french doors to the garden, three sun pipes providing natural light, power, light and shelving.

FIRST FLOOR LANDING

Double glazed window to the front, wall light point and radiator. Traditional pine interior doors to all rooms.

BEDROOM ONE

5.16m x 4.37m (16'11" x 14'4")

A spacious master bedroom with vaulted ceiling with exposed purlins and rafters, two double glazed windows, wall light point and double panelled radiator.



BEDROOM TWO

3.45m x 3.25m (11'4" x 10'8")

An attractive double sized room, again with vaulted ceiling with exposed beams, feature exposed stonework to part and large chimney breast with feature Victorian style fire grate (not in use). Exposed floor boards, radiator and double glazed window.



BEDROOM THREE

3.45m x 1.88m (11'4" x 6'2")

A single room with vaulted ceiling with exposed beams, double glazed window and radiator.



BATHROOM

3.28m x 2.62m (10'9" x 8'7")

A spacious bathroom fitted with a modern four piece suite comprising large walk-in shower with full length glazed screens and mains shower valve, panelled bath with mixer tap and vanity wash basin unit with cupboards beneath and wc with concealed cistern. Attractive part tiled walls with matching tiled floor, chrome towel radiator, vaulted ceiling with exposed beams, loft access, extractor fan, double glazed window and large airing cupboard.



OUTSIDE

A natural stone pathway to the front of the property leads to the front door with lawned garden to the left hand side of the path, forming part of the property, with stone walling and railings to the roadside and shrubby borders.

Please Note: the lawn to the right hand side of the path forms part of the adjoining property.

REAR GARDEN

Vehicular access to the rear of the property with parking bay and an electronically controlled ranch style gate providing access along a gravelled drive, which extends the full length of the property. The garden has been landscaped to provide paved patio areas with stone walling, a small lawn and raised vegetable beds. To the side of the garden is a natural free-flowing stream which provides a delightful setting. Outside lights, taps, oil tank

and garden storage.



COUNCIL TAX

Flintshire County Council - Council Tax Band G

DIRECTIONS

From the Agent's Mold Office take the A541 Wrexham Road and on entering Pontblyddyn turn right onto the A5104 Corwen Road. Follow the road for approximately one and a quarter miles and on reaching Pontybodkin turn right for Leeswood and immediately left, whereupon the property will be observed on the right hand side and the drive entrance will be found just beyond the left hand gable.

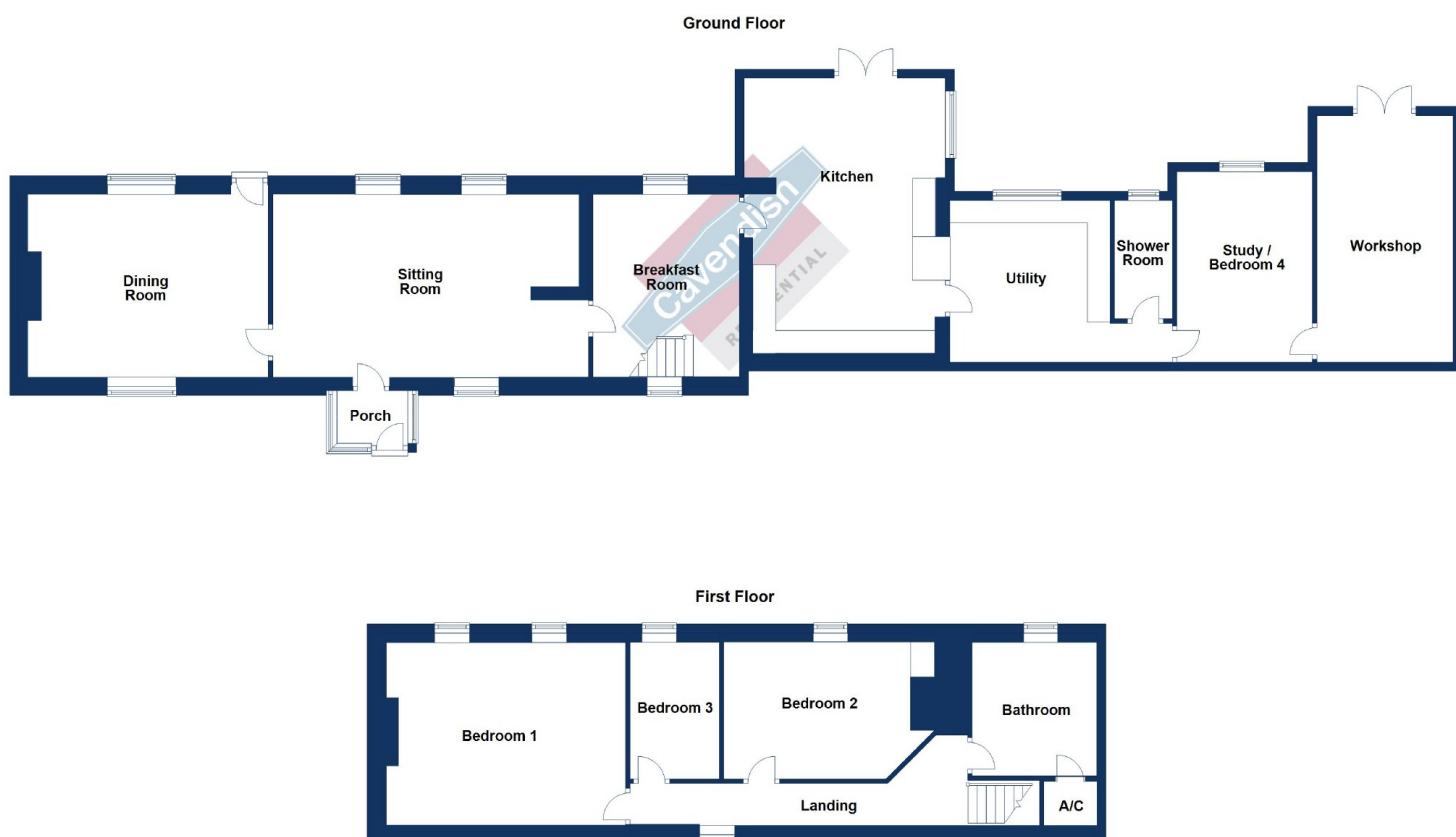
VIEWING

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

FLOOR PLANS - included for identification purposes only, not to scale.

DCW





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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