



GROSS INTERNAL AREA  
 1ST FLOOR: 1,095 sq. ft., 2ND FLOOR: 745 sq. ft.  
 EXCLUDED AREA - GARAGE: 293 sq. ft.  
 TOTAL: 1,840 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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**Pen Y Maes Queen Street**  
 Treuddyn, Mold, Flintshire  
 CH7 4LU

**Price**  
**£450,000**

A spacious four bedroomed detached family house of individual design with double garage and large timber chalet/summer house, standing in large established gardens extending to approximately 0.28 acre. Located along this minor road on the periphery of Treuddyn village, opposite farmland and within a short drive of the A5104 Chester/Corwen Road enabling ease of access throughout the region. Affording a well designed family home with an impressive reception with gallery landing and Karndean flooring, two large reception rooms, a spacious family/sitting room with adjoining fitted kitchen with integrated appliances, rear hallway with Wc and utility room. First floor landing, four good size bedrooms, one with ensuite and family bathroom with free standing bath and walk-in shower. The property is set back from the road with a long drive providing ample parking and includes a large private rear garden with stone patio and substantial timber chalet/summer house included in the sale.





## LOCATION



Treuddyn is a popular rural village standing in the heart of rolling countryside some 5 miles south from the market town of Mold which provides a wide range of facilities catering for most daily requirements. There is a primary school and shop serving daily needs in the village and the area is ideally placed for access to the larger centres at Chester and Wrexham (approximately 14 and 9 miles respectively) and the motorway network beyond.

## THE ACCOMMODATION COMPRISES

Covered front entrance with outside wall light point and wood effect double glazed panelled front door to reception hall.

## RECEPTION HALL

4.11m x 2.92m (13'6" x 9'7")

An impressive reception hall with turned spindled staircase leading to a gallery style landing, feature arched double glazed/leaded window to the front, Karndean wood effect flooring, understairs storage cupboard, deep coved ceiling and radiator.

## LOUNGE

4.29m x 6.96m (14'1" x 22'10")



A spacious dual aspect room with double glazed leaded effect bay window to the front and further double glazed patio door overlooking the rear garden. Solid pine fireplace surround with tiled inset and open fire grate, deep coved ceiling, two wall light points, TV aerial point and two panelled radiators.

## DINING ROOM

4.11m x 3.30m (13'6" x 10'10")

Approached via twin panelled glazed doors from the reception hall. Double glazed window overlooking the rear garden, deep coved ceiling, Karndean wood effect flooring and radiator.

## KITCHEN/FAMILY ROOM

4.19m x 6.15m (13'9" x 20'2")



A versatile room combining dining and seating areas with





### CABIN/SUMMER HOUSE



A substantial timber built cabin/summer house with veranda and attached store, with power connected, included in the sale.

### DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street for some 0.5 mile and turn right signposted Treuddyn and Nercwys. Follow the road straight ahead and out of the town and up the hill, passing the Butcher's Arms Inn on the left hand side. Continue over the bridge thereafter, and up the hill until reaching the minor cross roads and turn left for Treuddyn. Follow the road into the village and take the right turning onto Ffordd y Gilrhos and then second left onto Queens Street, whereupon the property will be found on the left hand side.

### TENURE

Freehold

### COUNCIL TAX

Flintshire County Council - Tax band G

### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### VIEWING

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

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

DW/PMW

Amended 04.10.24 NAD

double glazed window overlooking the garden and French doors leading out to the adjoining patio. Continuation of the Karndean wood effect flooring, coved ceiling, TV aerial point, single and double panelled radiators and further double glazed window to the front. Archway opening to kitchen.



### KITCHEN

2.44m x 3.78m (8' x 12'5")



Fitted with a range of cream fronted base and wall units with contrasting dark toned work surfaces, inset sink unit with preparation bowl and mixer tap and tiled splashback. Integrated appliances comprising touch control ceramic hob, electric oven, microwave, cooker hood and dishwasher. Karndean wood effect flooring and two double glazed windows.



### REAR HALLWAY

UPVC double glazed exterior door, Karndean wood effect flooring and radiator.

### UTILITY

2.97m x 1.52m (9'9" x 5')

Single drainer stainless steel sink unit with base cupboard beneath, plumbing for washing machine, space for tumble dryer, Karndean flooring, radiator, double glazed window, loft access and built in cupboard housing a modern Grant oil fired central heating boiler (installed circa 2020).



### FIRST FLOOR LANDING



A gallery style landing with deep coved ceiling, loft access, radiator, airing cupboard and oak panelled interior doors to all rooms.

### BEDROOM ONE

4.24m x 3.25m (13'11" x 10'8")

Double glazed window overlooking the rear garden, range of wardrobe units extending to one wall and radiator.

### EN SUITE

1.70m x 3.25m (5'7" x 10'8")

Comprising panelled bath, pedestal wash basin and WC. Part tiled walls and double glazed window.

### BEDROOM TWO

3.68m x 3.25m (12'1" x 10'8")



Double glazed window overlooking the rear garden and radiator.

### BEDROOM THREE

4.11m x 2.87m (13'6" x 9'5")

Double glazed window to the front and radiator.

### BEDROOM FOUR

2.39m x 3.25m (7'10" x 10'8")



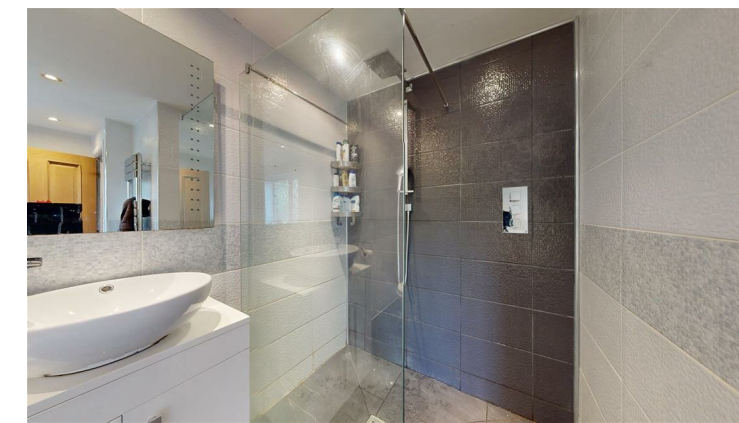
Double glazed window to the rear and radiator.

### FAMILY BATHROOM

3.63m x 2.84m (11'11" x 9'4")



A spacious bathroom fitted with a four piece suite comprising freestanding oval shaped bath with mixer shower tap, walk in tiled shower enclosure with full length screen and mains shower valve, circular wash basin with feature tap and base cupboard beneath; and low flush WC with concealed cistern. Fully tiled walls, slate effect tiled floor, recessed ceiling lighting, contemporary style chrome radiator and double glazed window with frosted glass.



### OUTSIDE

The property is approached via a long gravelled driveway which extends to the front of the property providing off road parking for several cars as well as access to the attached double garage.

### FRONT GARDEN



Informal lawned gardens extend to the front of the property with mature hedgerow to the boundaries, various fruit trees, outside light, and gated access to the left hand gable of the house leading through to the rear garden.

### DOUBLE GARAGE

5.23m x 5.23m (17'2" x 17'2")

A large attached double garage with twin up and over doors, double glazed window, power and light installed and rear to the rear.

### REAR GARDEN



To the rear is a large private garden with extensive informal lawned areas interspersed by various mature bushes, shrubs and trees. There is a wide natural stone patio area extending across the full width of the plot and a small timber garden shed included in the sale. To the side of the house is a covered area with an outside tap.

