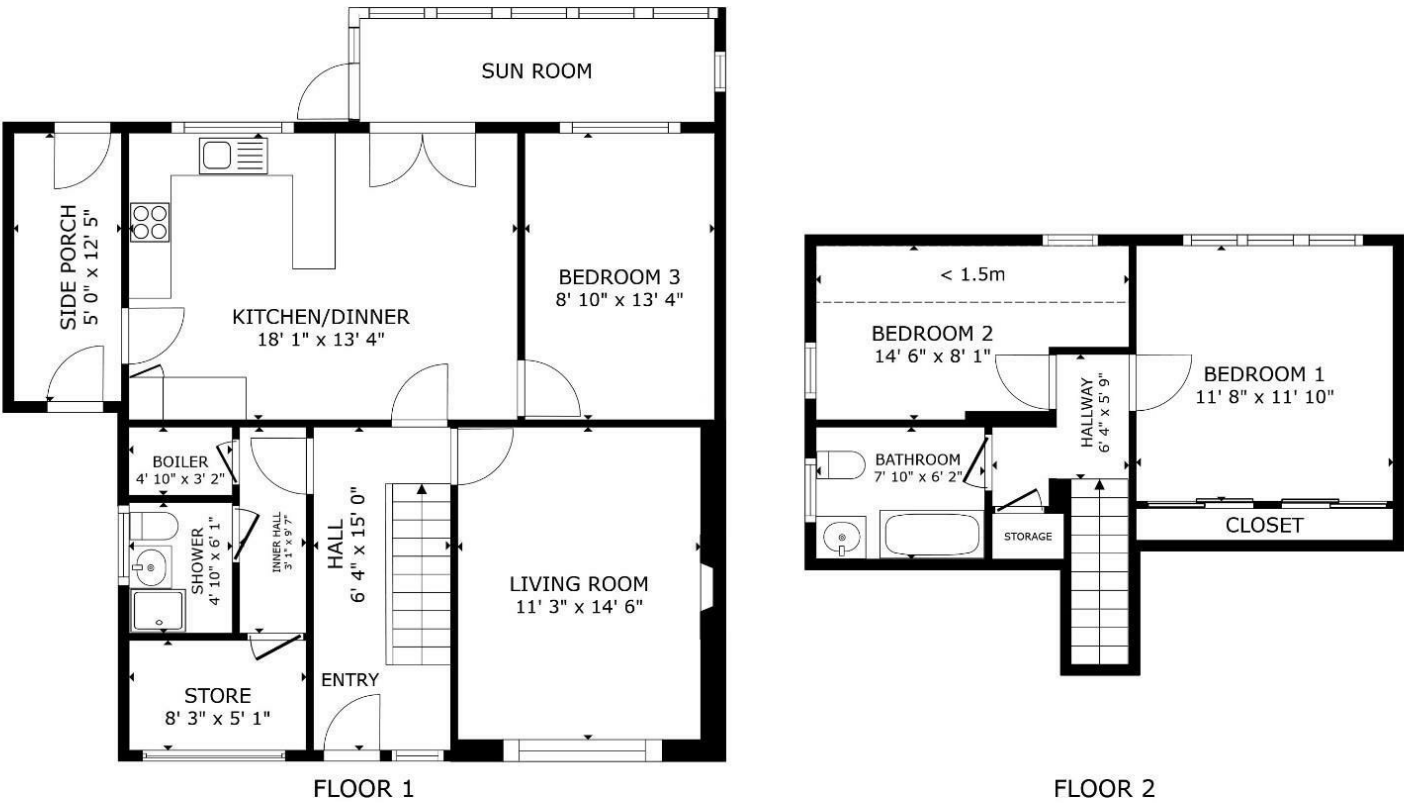
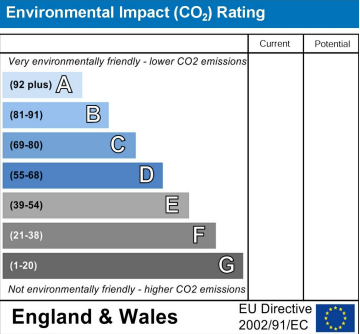
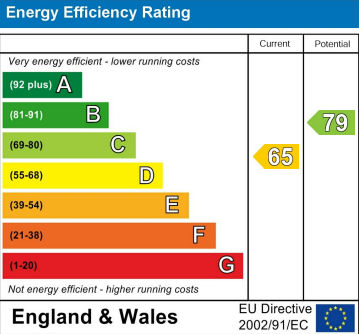


6 Queen Street, Treuddyn, Mold, Flintshire, CH7 4LU



GROSS INTERNAL AREA
FLOOR 1 874 sq.ft. FLOOR 2 353 sq.ft.
EXCLUDED AREAS : STORE 42 sq.ft. REDUCED HEADROOM 38 sq.ft.
TOTAL : 1,228 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



6 Queen Street

Treuddyn, Mold, Flintshire,
CH7 4LU

Price
£215,500

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED DORMER PROPERTY WITH CONSERVATORY AND CONVERTED GARAGE, standing in good size gardens to the centre of this popular village community some 5 miles from Mold. Affording versatile accommodation which has benefited from a recent programme of refurbishment with modern fittings, redecoration, new laminate flooring and carpets, a new fitted kitchen/diner and updated bathroom to the first floor. In brief comprising reception hall with oak interior doors, living room with display shelving, spacious open plan kitchen/diner with attractive range of matte grey units and integrated appliances, conservatory, side porch, third bedroom/optional reception room and floor shower room. First floor landing, bedroom one with new built in wardrobes, second bedroom and modern family bathroom. Block paved driveway to the front, integral store and good size enclosed garden to the rear. NO ONWARD CHAIN.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk

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.

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 and is within 1/3rd mile of the A5104 Corwen to Chester Road enabling ease of access towards Chester, some 14 miles distant, Wrexham and the motorway network. There is a primary in the village as well as a general stores and farm shop serving daily needs.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed front door to reception hall.

RECEPTION HALL

4.45m x 1.91m (14'7" x 6'3")



White spindle staircase to the first floor, laminate wood effect flooring, radiator and oak interior doors.

LIVING ROOM

4.42m x 3.43m (14'6" x 11'3")



A well proportioned room with double glazed window to the front, recessed display alcove with feature lighting and contemporary electric fire, continuation of the laminate wood effect flooring, recess for wall mounted TV and radiator.

**KITCHEN DINER**

5.46m x 4.01m (17'11" x 13'2")



Spacious open plan room fitted with a new range of matte grey finished wall and base units with dividing peninsular breakfast unit and mottled effect light tone worktops with matching upstands. Inset composite sink unit with preparation bowl and mixer tap, range of integrated appliances comprising touch control electric hob, cooker hood, electric oven and dishwasher. Void and plumbing for washing machine, tall contemporary style radiator, laminate wood effect flooring, recessed ceiling lighting and double glazed window overlooking the garden. Part glazed twin oak interior doors leading through to the conservatory.

**CONSERVATORY**

4.47m x 1.73m (14'8" x 5'8")



Built on a low base with UPVC double glazed windows and matching exterior door to the garden. Laminate wood effect flooring and power points.

**SIDE PORCH**

3.43m x 1.42m (11'3" x 4'8")

Front and rear access, tiled floor, range of base cupboards and polycarbonate type roof covering.

BEDROOM THREE/STUDY

4.01m x 2.62m (13'2" x 8'7")



A versatile room with internal double glazed window, laminate flooring and radiator.

INNER HALLWAY**SHOWER ROOM**

1.93m x 1.45m (6'4" x 4'9")



Comprising corner shower cubicle with electric shower, vanity wash basin and WC with concealed cistern. Half tiled walls, tile effect laminate floor covering, radiator and double glazed window with frosted glass.

BOILER ROOM

Housing a modern Worcester oil fired central heating boiler.

FIRST FLOOR LANDING

Built in shelved cupboard and oak interior doors.

BEDROOM ONE

3.78m x 3.61m plus wardrobes (12'5" x 11'10" plus wardrobes)



A spacious main bedroom with double glazed window to the

rear with views over the garden, built in wardrobes with modern sliding door fronts, hanging rails and shelving and internal access to the loft. Radiator.

**BEDROOM TWO**

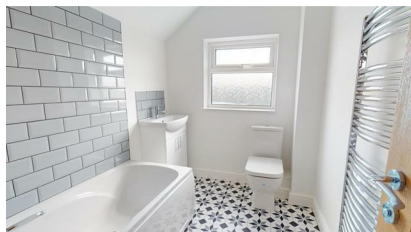
3.40m x 2.62m extending to 4.55m max (11'2" x 8'7" extending to 14'11" max)



Double glazed windows to the side and rear elevations with open aspects and radiator.

**BATHROOM**

2.51m x 1.80m (8'3" x 5'11")



Fitted with a modern white suite comprising panelled bath with mixer shower tap and screen, wash basin with cabinet beneath and WC. Attractive part tiled walls, chrome towel radiator, tile effect vinyl floor covering and double glazed window with frosted glass.

OUTSIDE

Wide brick paved driveway to the front providing parking.

FRONT GARDEN

Front lawned garden with shrubbery borders and outside light point.

INTEGRAL STORE

2.49m x 1.75m (8'2" x 5'9")

Up and over door, internal door to the property and electricity meter.

REAR GARDEN

To the rear is a good size mainly lawned garden with gravelled pathways and panel fencing to the boundaries.

**DIRECTIONS**

From the Agents Mold Office proceed along Chester Street and on reaching the mini roundabout take the second exit onto Chester Road. At the main roundabout take the third exit towards Wrexham and continue through the village of

Pontblyddyn, thereafter turn right onto the A5104 for Corwen. Follow the road through Pontybodkyn and Coed Talon, then turn right into Treuddyn village. Continue passed the shop and then take the next left into Queen Street whereupon the property will be found on the right hand side.

COUNCIL TAX

Flintshire Count Council - Tax Band D

TENURE

Understood to be Freehold

AGENTS NOTES**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

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.

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 INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

DW/PMW

Amended 18.11.24 NAD