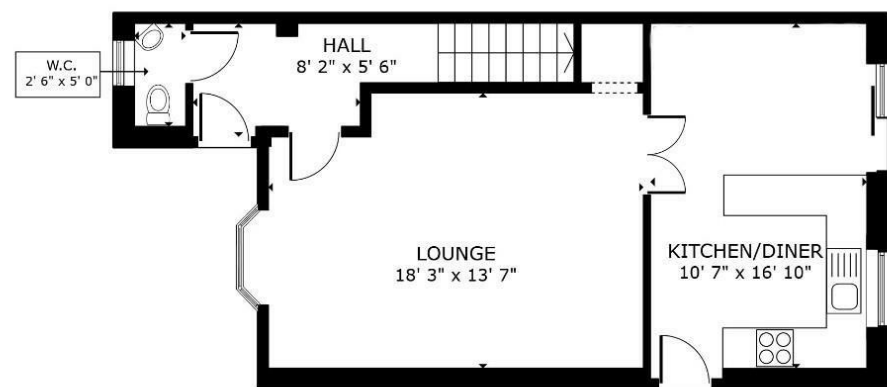
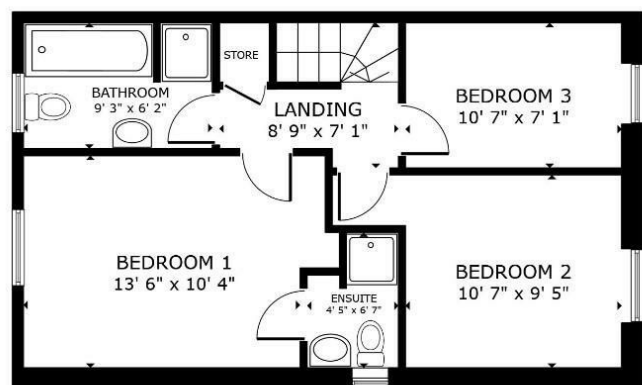


2 Cae Mynach, Treuddyn, Mold, Flintshire, CH7 4JN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 537 sq.ft. FLOOR 2 494 sq.ft.
 TOTAL : 1,030 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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 CO ₂ emissions	
(82 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



2 Cae Mynach
 Treuddyn, Mold, Flintshire,
 CH7 4JN

Price
£220,000

A MODERN SEMI DETACHED HOUSE WITH GARAGE offering spacious family sized accommodation with the benefit of oil fired central heating and double glazing. Forming part of a small established cul de sac on the fringe of this popular village location with views to the rear over surrounding countryside. Dating from 2001, the property affords well planned living accommodation, in brief comprising; reception hall, cloakroom/WC, spacious lounge, open plan kitchen diner with gloss cream units, integrated appliances and with access to the garden, first floor landing, principal bedroom with en suite shower room, two further bedrooms and family bathroom with four piece suite. Double width driveway to the front, additional parking to the side of the house, single garage. and enclosed garden with stone patio.

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.



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www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

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 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 are two primary schools - Welsh Medium and English Medium - and a garage and farm shop serving daily needs in the village.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Modern double glazed woodgrain effect panelled door to reception hall.

RECEPTION HALL

Staircase to first floor, laminate wood effect flooring, coved ceiling, radiator, telephone point and pine panelled interior doors to all rooms.

CLOAKROOM/WC

0.76m x 1.52m (2'6" x 5')

Comprising low flush WC and wash hand basin. Tiled floor, small radiator and double glazed window with frosted glass.

LOUNGE

5.56m x 4.14m (18'3" x 13'7")



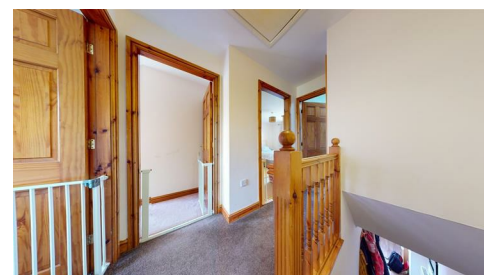
A spacious and well proportioned room with double glazed bow window to the front with open aspect, coved ceiling, solid pine fireplace surround (suitable for electric fire only), coved ceiling, understairs recess, TV aerial point, two wall light points and radiator.

**KITCHEN DINER**

3.23m x 5.13m (10'7" x 16'10")



A bright and airy room with double glazed window and matching double glazed patio doors leading out to the garden. The kitchen is fitted with a range of gloss cream fronted base and wall units with dark toned worktops incorporating a dividing peninsular unit, and inset sink unit with mixer tap. Tiled splashback and range of integrated appliances comprising touch control ceramic hob, cooker hood and electric single oven beneath. Plumbing for washing machine and dishwasher, space for fridge, cupboard housing the oil fired central heating boiler, tiled floor, two radiators and UPVC double glazed exterior door to the drive.

**FIRST FLOOR LANDING**

Loft access, cylinder cupboard and pine panelled interior doors to all rooms.

BEDROOM ONE

4.11m x 3.15m (13'6" x 10'4")



Double glazed window to the front and radiator.

EN SUITE

1.35m x 2.01m (4'5" x 6'7")

Comprising tiled shower enclosure with Mira Sport electric shower, pedestal wash basin and low flush WC. Attractive part tiled walls, tiled floor, radiator, extract fan and double glazed window with frosted glass.

BEDROOM TWO

3.23m x 2.87m (10'7" x 9'5")



Double glazed window to the rear with views over the surrounding countryside and radiator.

BEDROOM THREE

3.23m x 2.16m (10'7" x 7'1")



Double glazed window to the rear with views over the surrounding countryside and radiator.

BATHROOM

2.82m x 1.88m (9'3" x 6'2")



A well appointed family bathroom with four piece suite and attractive part tiled walls comprising; panelled bath, separate tiled shower enclosure with Mira Sport electric shower, pedestal wash basin and low flush WC. Tiled floor, shaver point, extractor fan and double glazed window with frosted glass.

OUTSIDE

Double width tarmac drive providing off road parking for two cars to the front, gated access to the side of the property and access to the semi detached garage located to the rear.

FRONT GARDEN

Front lawned garden area with flagged pathways extending across the front of the property. Outside light.

GARAGE

A semi detached brick built garage with up and over door, double glazed side door, window, power and light installed, and internal timber partition.

REAR GARDEN

To the rear is a fully enclosed garden with a good sized natural stone patio area with garden areas beyond. Panelled fencing to the boundaries, timber garden shed, outside security light and tap.

**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. Cae Mynach will be located, after a short distance, on the left hand side.

AGENTS NOTES

Shared private drainage system subject to a current monthly maintenance/service fee of £80.00 pcm, subject to review, this includes the sewerage charge (instead of paying for it directly to the water company) We are advised that part of the fee is held in a contingency fund for any future repairs.

TENURE

Freehold

COUNCIL TAX

Flintshire - Tax band D

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

DW/PMW
AMENDED JW
AMENDED JW