

Cavendish

RESIDENTIAL

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Ffordd Corwen

Treuddyn,
Mold, Flintshire CH7 4LE

Price
£189,000

****RURAL POSITION WITH GREAT VIEWS**** A substantially extended three bedroom end terrace house, forming part of a row of only three properties, with conservatory and large attached garage, standing within established gardens on the periphery of this popular village with views to the rear over surrounding countryside. Providing well proportioned three bedroom accommodation with two reception rooms, kitchen breakfast room, conservatory, three good sized bedrooms (one en suite) and a family bathroom. Outside there is off-road parking for several cars, a larger than average single garage with electric door and integral wc, and fully enclosed rear garden with decked sun terrace over the garage, taking full advantage of the setting.

www.cavendishresidential.com

LOCATION

Treuddyn is a popular rural village standing in the heart of rolling countryside some 5.5 miles 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.

THE ACCOMMODATION

Part glazed wood panelled front door to:

ENTRANCE PORCH

1.98m x 1.42m (6'6" x 4'8")

Two single glazed windows, quarry tiled floor, power point, full length double glazed UPVC door to:

RECEPTION HALL

Staircase to the first floor, cloaks cupboard beneath with light, radiator, alarm control panel and electricity meter cupboard. Door to:

DINING ROOM

3.35m x 2.69m (11'0" x 8'10")

Double glazed leaded effect windows to the front and side elevations, coved ceiling, dado rail and double panelled radiator. Opening to:



LOUNGE

4.83m x 3.61m (15'10" x 11'10")

Wide leaded effect double glazed window overlooking the garden, feature wooden fireplace surround with tiled inset and hearth, tv and

telephone points and double panelled radiator. Door to:



KITCHEN/BREAKFAST ROOM

4.65m x 4.09m (15'3" x 13'5")

Fitted with an extensive range of light oak fronted base and wall units extending to all walls with contrasting grey work tops with inset sink unit with preparation bowl, mixer tap and tiled splash back. Glazed display cabinet, wine rack, under cupboard lighting and integrated appliances to include stainless steel four-ring gas hob (LPG), electric oven, cooker hood, fridge, dishwasher and washing machine. Double glazed windows to two aspects, beamed ceiling, telephone point, double panelled radiator and feature brick walling. Oil fired central heating boiler. Double glazed door to:



CONSERVATORY

4.93m x 2.13m (16'2" x 7'0")

Built on a brick base with UPVC double glazed windows overlooking the garden, matching french doors, polycarbonate type roof covering, laminate wood effect flooring, double panelled radiator, wall light points and power point.



FIRST FLOOR LANDING

Pine panelled interior doors to all rooms.

BEDROOM ONE

4.85m into robes x 3.35m into robes (15'11" into robes x 11'0" into robes)

Double glazed leaded effect window to the rear with superb views over the surrounding countryside, extensive range of fitted wardrobe units to two walls with display shelving, bedside cabinets and further range with full height wardrobes with sliding door fronts, hanging rails and shelving. TV aerial point and radiator.



BEDROOM TWO

3.91m x 3.35m (12'10" x 11'0")

Double glazed windows to the front and side elevations, deep built-in cupboard with shelving and radiator.



BEDROOM THREE

3.30m x 2.82m + wardrobes
(10'10" x 9'3" + wardrobes)

Double glazed window to the front, two large built-in wardrobes with louvred door fronts and radiator.



EN SUITE

1.80m x 1.75m (5'11" x 5'9")

Fitted with a white suite comprising corner shower cubicle with mains shower valve, wash basin with cabinet beneath and low flush wc. Laminate wall panelling for ease of maintenance and radiator.



BATHROOM

2.54m (max) x 2.39m (8'4" (max) x 7'10")

Fitted with a light coloured three piece suite comprising panelled bath with mains shower valve and folding screen over, pedestal wash

basin and wc. Laminate wall panelling for ease of maintenance, radiator and double glazed window.

OUTSIDE

Ranch style gate leading to a tarmacadam drive providing off-road parking to the front of the property and access to the attached garage. Further flagged hardstanding to the front for a caravan or boat etc.

FRONT GARDEN

Small lawned front garden with panelled fencing to the road side, outside lights and gated entrance to the side elevation leading through to the rear garden.

GARAGE

6.10m x 4.62m overall (20'0" x 15'2" overall)

A larger than average single garage with electric up and over door, single glazed window, side door and power and light installed. Integral Wc.

REAR GARDEN

Fully enclosed rear lawned garden with shrubbery borders, panelled fencing and decked patio area to one corner. There is also a timber garden shed, aluminium framed greenhouse and access to a decked balcony/sun terrace above the garage with superb views over surrounding countryside.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and upon reaching the mini roundabout take the second exit onto Chester Road. At the main roundabout take the 3rd exit towards Wrexham, continuing into the village of Pontblyddyn and then turn right onto the A5104 Corwen Road. Follow the road through Pontybodkin and Coed Talon and continue up the hill into open countryside, passing the garage on the right hand side, whereupon the property will be found approximately a third of a mile thereafter on the left hand side.

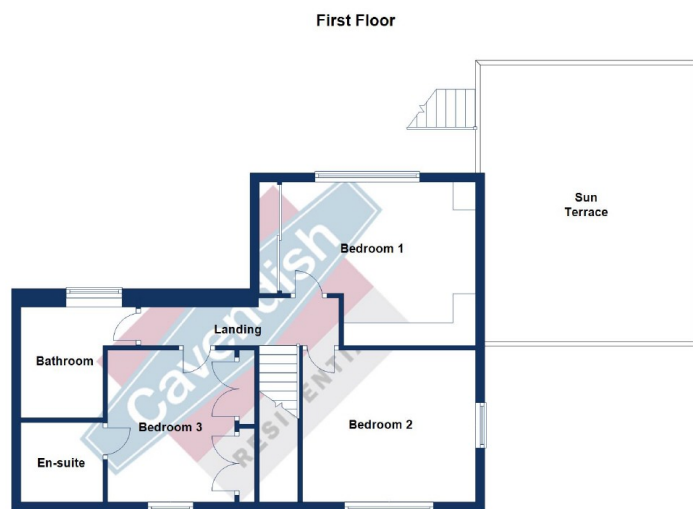
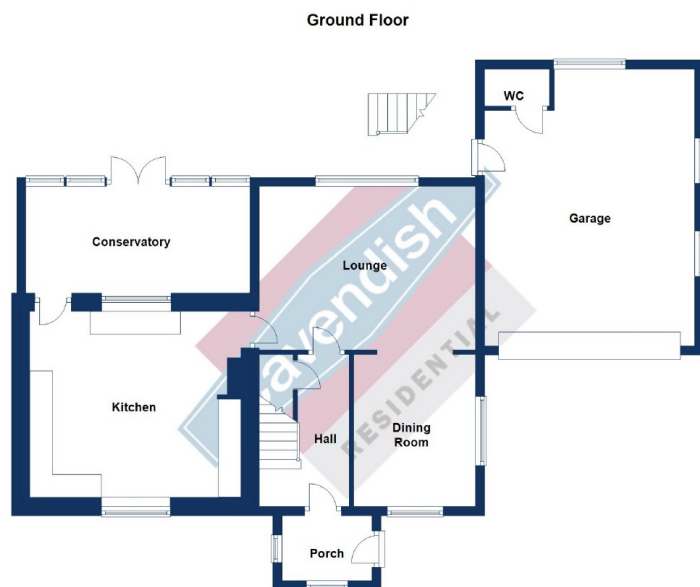
VIEWING

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

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

DCW/JF

Amended JF



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.

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