



## Ffordd Trelan

Cilcain,  
Mold, Flintshire CH7 5NX

Price  
£475,000

### **\*\*DESIRABLE COUNTRY PROPERTY WITH OUTSTANDING VIEWS\*\***

Enjoying a wonderful setting with outstanding views over surrounding countryside, a greatly improved and extended split-level four bedroom property, together with double garage and grounds extending to about 0.54 acres or thereabouts. Located along a minor country lane within a mile of this much sought-after village and six miles from Mold. Recently updated and altered to provide flexible family accommodation with a superb open plan living area with new fitted kitchen and spacious living room with multi-fuel stove and adjoining balcony. Two bedrooms have en suite shower rooms and the property benefits from an oil fired under floor heating system and double glazing. Outside there is off-road parking for several vehicles, a substantial detached double garage, a large store and extensive gardens with impressive decked patio taking full advantage of the setting and views.



## LOCATION

The property is located along a minor lane which leads up into the Clwydian Hills, a designated area of outstanding natural beauty, with numerous country walks and bridal paths. The village is centred around the popular White Horse Inn and provides a mix of traditional country homes and modern family residences. There is also a popular community run shop and centre in the village, a bowling green, parish church and primary school. Whilst the market town of Mold is within a few minutes drive and provides a comprehensive range of shops, supermarkets, several restaurants and noted secondary schools. The area is also convenient placed for ease of access to the larger centres at Chester, Deeside and Wirral.

## THE ACCOMMODATION COMPRISES:

Twin part glazed oak panelled doors to:

### KITCHEN/DINING/LIVING ROOM

A spacious open plan room with vaulted ceiling to part, together with two double glazed roof lights, a white spindled staircase to the upper floor accommodation and direct access leading through to the adjoining living room.



### KITCHEN/DINING AREA

7.52m x 4.45m (24'8" x 14'7")

The kitchen has been newly refitted with an attractive range of gloss grey fronted base and wall units with contrasting light toned speckled effect work tops with composite sink unit with preparation bowl and mixer tap, and matching central island with breakfast bar and drawers beneath. Space for range style cooker with cooker hood, integrated washing machine, dishwasher, fridge and freezer. Wide plank effect laminate flooring throughout and stable door to the rear of the property. Opening to the living room.



## LIVING ROOM

8.69m (max) x 3.68m extending to 5.69m (max) (28'6" (max) x 12'1" extending to 18'8" (max))

A spacious room with double glazed windows to the front and side aspects with superb views over the surrounding countryside and two pairs of double glazed french doors leading out to the adjoining decked balcony. Continuation of the wide plank effect laminate flooring, vaulted ceiling with recessed lighting, multi-fuel stove upon a raised tiled hearth, shelved alcove, wall light points, radiator with cover and white spindled staircase leading down to the lower ground floor accommodation. TV and telephone points.



## UPPER LANDING

Traditional pine interior doors and exposed floor boards.

## BEDROOM TWO

3.86m x 3.66m (12'8" x 12'0")

Double glazed windows to two aspects, high vaulted ceiling, exposed floor boards, tv and telephone points.



## EN SUITE

2.59m x 1.78m (8'6" x 5'10")

Fitted with a white suite comprising corner shower cubicle with mains shower valve, pedestal wash basin and wc. Tiled walls to the majority with matching tiled floor, recessed lighting, extractor fan and velux double glazed roof light. Vaulted ceiling, wall light point and exposed floor boards.



## BEDROOM THREE

3.68m x 3.33m (12'1" x 10'11")

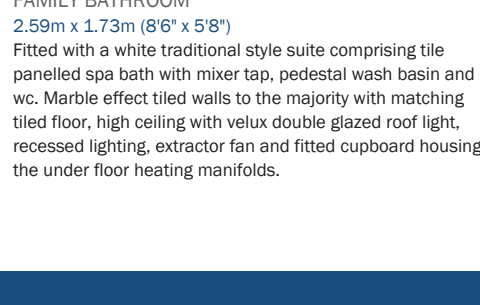
Double glazed window to the front with views, wall light points and exposed floor boards.



## BEDROOM FOUR

3.68m x 2.31m (12'1" x 7'7")

Double glazed window to the rear, vaulted ceiling, wall light points and exposed floor boards.



## FAMILY BATHROOM

2.59m x 1.73m (8'6" x 5'8")

Fitted with a white traditional style suite comprising tile panelled spa bath with mixer tap, pedestal wash basin and wc. Marble effect tiled walls to the majority with matching tiled floor, high ceiling with velux double glazed roof light, recessed lighting, extractor fan and fitted cupboard housing the under floor heating manifolds.



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### LOWER GROUND FLOOR

#### MASTER BEDROOM

4.85m x 3.63m extending to 8.61m to staircase (15'11" x 11'11" extending to 28'3" to staircase)

Two high level double glazed windows and double glazed exterior door. Exposed floor boards, wall light points, tv aerial point and under stairs storage cupboard.



#### DRESSING ROOM

3.28m x 2.01m (10'9" x 6'7")

Fitted hanging rails and shelving, high level double glazed window and built-in storage cupboard. Door to ensuite.

#### EN SUITE

2.24m x 1.45m (7'4" x 4'9")

Comprising corner shower cubicle with mains shower valve, pedestal wash basin and wc. Marble effect fully tiled walls with matching tiled floor, recessed lighting, extractor fan and high level double glazed window.



### OUTSIDE

The property is approached via a stone walled entrance with twin ranch style gates and side gate leading to a brick paved drive, which provides access to the detached double garage, which also extends along side the property providing access to additional parking and the gardens beyond. There is electric heating elements beneath the lower section of the drive as well as gravelled shrubbery borders with various mature shrubs and plants. To the lower part of the property there are attractive part paved and gravelled areas for easy maintenance, together with outside lights and feature random stone stepped walling. Immediately to the rear is a secluded paved patio area, again with deep and particularly well stocked shrubbery borders and continuation of the stone walling.



### DOUBLE GARAGE

5.84m x 5.59m (19'2" x 18'4")

Of concrete block construction with twin timber outer doors, side windows, power and light installed.



### ADDITIONAL PARKING

Above the property is a large loose slate parking/turning area with a store.



### STORE

5.38m x 2.84m (17'8" x 9'4")

Large timber framed store with power and light installed.

### GARDEN

To the rear is a large well maintained informal lawned garden, which borders onto open fields and has outstanding views in all directions across the surrounding countryside. In addition, there is a large decked patio area taking full advantage of the setting with matching balustrade and pergola frame to part. There are also raised vegetable beds and a further timber garden shed to the lower part of the garden.



Externally mounted oil fired central heating boiler, concealed oil tank and log store.

### COUNCIL TAX

Flintshire County Council - Council Tax Band G.

### DIRECTIONS

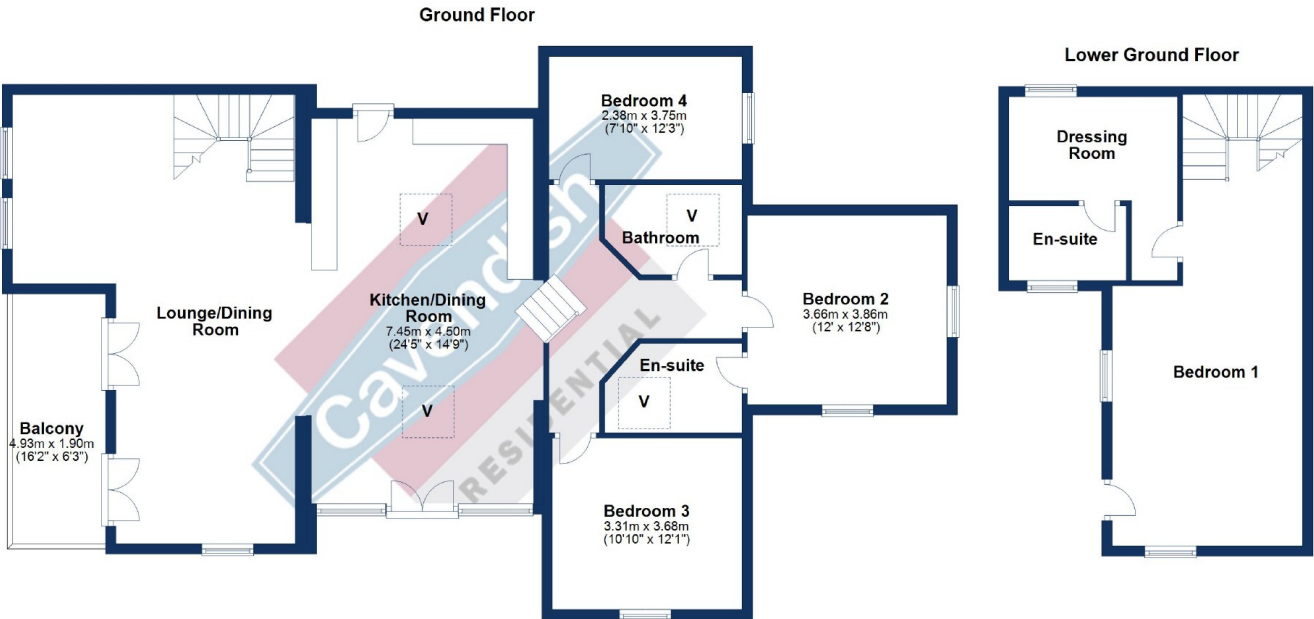
From Mold take the A541 Denbigh road. Follow this road for approximately 4 miles proceeding through the villages of Rhydymwyn and Hendre, take the next left hand turning thereafter signposted for Cilcain. Follow the road for approximately one mile and take the first right turning onto the minor lane (denoted by the Agents' for sale sign). Proceed up the lane whereupon the property will be found after about a quarter of a mile set back on the right 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



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.

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