



**24 Bro Brwynog, Treuddyn, Flintshire,  
CH7 4AL**

**£220,000**

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**EPC - C75 Council Tax Band - D Tenure - Freehold**

# Bro Brwynog, Treuddyn

## 3 Bedrooms - House - Semi-Detached

Semi-Detached Three Bedroom Property situated in the lovely village of Treuddyn. In brief the accommodation comprises of a spacious Reception Hall, down stairs W.C, Lounge, Kitchen/Diner, Three good sized Bedrooms with the principle having a spacious En Suite, and Family Bathroom. The property also benefits from having uPVC double glazing and Air Source Central Heating. Externally has ample off road parking for several vehicles and a fantastic back garden. The village of Treuddyn has a good public transport, a village school and good road links to Chester, Wrexham and Mold. EPC Rating -C 75 Council Tax Band- D Tenure- Freehold



### Description

This spacious home is set in the semi rural village of Treuddyn which offers local shop, primary schools, public house and public transport.

### Accommodation

Canopy front porch with outside light

### Entrance Hallway

Entrance via a glazed front door with decorative side panel, with stairs rising off to the first floor accommodation, under stair storage cupboard and radiator.

### Living Room

10'6" x 16'3" (3.20 x 4.95)

Double glazed box bay window to the front elevation, tv and telephone points, Sky connection point and two radiators. Part glazed door to:

### Downstairs W.C

A modern suite comprising close coupled WC and pedestal wash hand basin and radiator.

### Kitchen/Diner

17'3" x 9'2" (5.26 x 2.79)

Fitted with an attractive range of wood effect fronted base and wall units extending to three walls and complimentary work tops over with inset sink unit with preparation bowl and mixer tap. A range of integrated appliances to include an electric oven, hob and cooker hood. Plumbing for dishwasher and washing machine, space for fridge freezer, tiled floor throughout, radiator, recessed lighting, double glazed window and UPVC double glazed exterior french doors to the garden.

### First Floor Landing

Access to roof space which is part boarded, radiator.

### Bedroom One

13'3" x 10'4" (4.04 x 3.15)

Double glazed window to the front elevation and radiator. Door leading to-



### En-suite

Having a white three piece suite comprising of a corner shower cubicle with electric shower, pedestal wash basin and low flush wc, vinyl floor covering, radiator, recessed lighting and double glazed obscured window.

### Bedroom Two

10'4" x 9'0" (3.15 x 2.74)

A double sized bedroom with double glazed window to the rear elevation and radiator.

### Bedroom Three

6'7" x 9'0" (2.01 x 2.74)

Double glazed window to the rear elevation and radiator.

### Family Bathroom

Fitted with a white suite comprising panelled bath with shower, pedestal wash basin and low flush wc. Part tiled walls, vinyl floor covering, radiator, recessed lighting and double glazed obscured window.

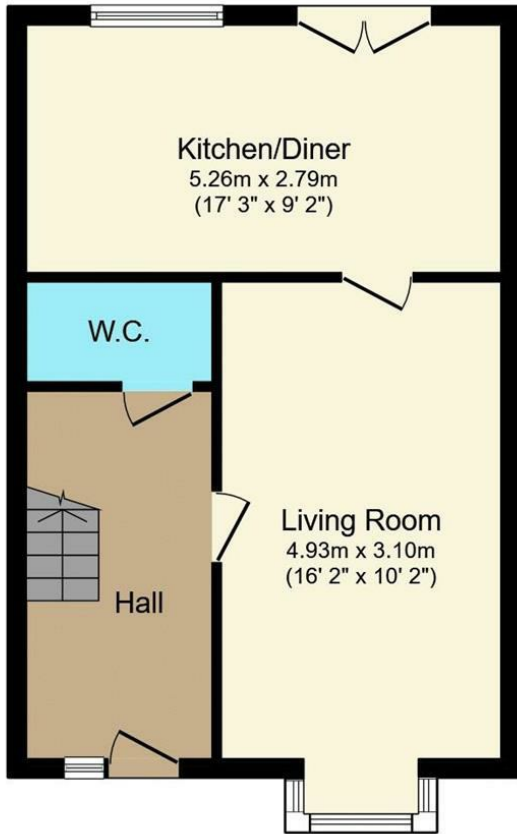
### Outside

The property is approached over a brick block paved driveway which provides ample off street parking. Gated side access leads to the enclosed rear landscaped garden with timber fence boundaries, lawned area, paved pathway, and patio area.

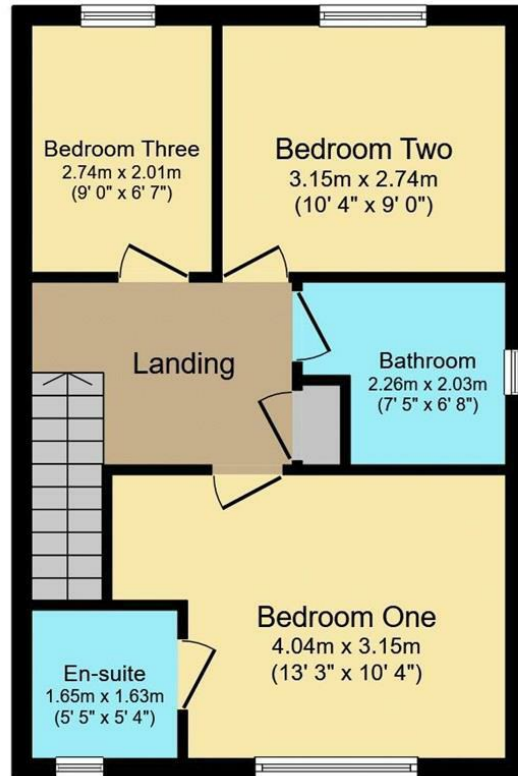
### Directions

From the Mold Office proceed to the roundabout turning right onto Chester Road. At the main roundabout take the third exit signposted Wrexham and continue along this road. On entering Pontblyddyn turn right for Corwen. Proceed through Coed Talon and continue for 0.75 mile and turn right signposted for Treuddyn. Follow the road through the village and on reaching the junction at the end of the road turn left onto Bro Brwynog, continue around to the right and the property will be found on the right hand side.





**Ground Floor**



**First Floor**

Total floor area 86.2 m<sup>2</sup> (928 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.