



## Ty Haf Ffordd Y Llan, Treuddyn, Flintshire, CH7 4LN

**£465,000**

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**EPC - C73**

**Council Tax Band - G**

**Tenure - Freehold**

# Ffordd Y Llan, Treuddyn

## 4 Bedrooms - House - Detached

Stunning executive family home with four bedrooms, two ensuites and family bathroom. Ample parking for numerous vehicles and a large detached double garage. The property has recently undergone a succession of landscaping works, this has massively improved the outdoor area which includes a powder coated aluminium/steel pergola with a tilted roof mechanism, stunning indian stone patios, tiered borders and raised patio area. The gardens are ideal for entertaining and impressing family and friends. This substantial home offers a living room, stunning conservatory with lantern roof, modern fitted kitchen /diner and utility room, with four double bedrooms, two en-suites and a bathroom. \*\* We recommend viewing at your earliest convenience to appreciate the quality and accommodation on offer. \*\*  
EPC - 73 C, Council Tax - G, Tenure - Freehold



### Description

An executive four bedroomed detached house in the popular semi rural village of Treuddyn. This substantial family home offers a living room, modern fitted kitchen /diner, utility room, cloakroom, study and stunning conservatory. The upper floor offers four double bedrooms, two having en-suites and a main family bathroom. With welcoming features including blocked paved driveway to a detached double garage, the rear garden is an area to be admired with stunning raised patio, tiered borders and pergola for entertaining and dining al fresco.

The property has good road link access for commuters and is within a catchment of highly sought after high schools and primary education.

The property has had a new oil boiler April 2022 and new oil tank March 2024.

### Accommodation

uPVC double glazed door with glazed side panels leading into;

### Entrance Hallway

12'2" x 8'5" (3.71 x 2.59)

A bright welcoming hallway with panelled radiator, laminate flooring and stairs leading to the first floor. Doors lead off to all ground floor rooms;

### Living Room

23ft x 13ft (7.01mft x 3.96mft)

A charming room with a focal point of the multi fuel burner with tiled hearth. Dual aspect uPVC double glazed windows to the front and side elevation, one being a bay. Two wall mounted radiators, laminate flooring and large bi-fold uPVC doors which can be opened fully to provide a large open plan living area/ conservatory

### Conservatory

24'0"ft x 14'0" (7.32mft x 4.27m)

A bright airy room with double glazed lantern ceiling which flood the room with an abundance of natural light. uPVC bi-fold doors to the side elevation and sliding uPVC doors to the rear, with two side glass panels giving access to the landscaped garden and patio area. With wall mounted downlights, wall mounted radiator. living flame LPG stove provides an additional source of heating and an focal point.

### Study

12'0" x 8'11"ft (3.66m x 2.74mft)

uPVC double glazed windows to the front and side elevation, wall mounted radiator and coved ceiling.

### Kitchen/ Dining Room

24'3" x 15'3" (7.4 x 4.67)

An attractive kitchen comprising of a range of modern wall, drawer and base units, with complimentary granite worktop and splashback. With inset LPG gas five burner hob, integral single oven with cooker hood and double 'Belfast' sink with mixer tap. Void for an american style fridge freezer, void for a range or the vendor will consider selling their Aga under separate negotiation. A wine fridge void and integral microwave, downlighting and double glazed uPVC bay window facing the rear garden and double glazed uPVC windows to the side elevation. Tiled flooring throughout.

Dining Area within the kitchen is located to the rear of the property, the area offers ample space for furniture and a dining table. With wall mounted radiator; uPVC double glazed window to the rear elevation, uPVC double glazed doors into the conservatory; an additional door leads into the utility;

### Utility Room

10 x 7'10 (3.05m x 2.39m)

Fitted with a range of wall and base units with surfaces over, stainless steel sink with mixer taps, plumbing for washing machine and dishwasher, void for tumble dryer and under counter freezer. Tiled flooring, fully tiled walls, uPVC double glazed window, uPVC door and further timber door into;



#### Downstairs W.C

7'1" x 2'9" (2.18 x 0.84 )

Comprising of a modern two piece suite; low level W.C with accompanied a vanity wash basin with circular sink with mixer tap, wall mounted radiator and tiled flooring, uPVC obscure glazed window to the front elevation,

#### First Floor Landing

9ft x 17ft (2.74mft x 5.18mft)

uPVC double glazed window to the front elevation, wall mounted radiator, access to the loft hatch and doors leading off to the bedrooms;

#### Principle Bedroom

19" x 12'10" (5.79m x 3.91m)

uPVC double glazed window to the rear and side elevation, wall mounted radiator, laminate flooring, fitted wardrobes and further storage cupboard, glazed timber door leading to;

#### En-Suite

8'5" x 5'3" (2.59 x 1.62)

Three piece modern suite comprising of a P-shaped bath with a shower over, W.C and wash hand basin with a bespoke timber top and oval sink, inset tap into the tiles, tiled splash back, tiled flooring, extractor, shaver point and a ladder style heated towel rail.

#### Bedroom Two

12'0" x 10'0"ft (3.66m x 3.05mft)

Laminate flooring, double glazed uPVC window to the front elevation, wall mounted radiator and built in wardrobes, timber door leading to;

#### En- Suite

5'4" x 4'9" (1.65 x 1.47)

Fitted with a three piece suite comprising of a shower cubicle and shower, low level W.C, pedestal wash hand basin, tiled walls and flooring, heated ladder style towel rail and extractor fan

#### Bedroom Three

11'9" x 9'8" (3.58m x 2.95m)

uPVC double glazed window overlooking the rear garden, built in wardrobe and drawer unit, wall mounted radiator and laminate flooring

#### Bedroom Four

12'2" x 9'0" (3.73 x 2.76)

uPVC double glazed windows overlooking the rear elevation and wall mounted radiator.

#### Family Bathroom

7'10" x 7'4" (2.39 x 2.26)

A white four piece suite comprising; panelled bath, cubicle shower, wash hand basin, low level W.C, fully tiled walls, tiled flooring, extractor fan and two chrome heated towel rails. Obscured double glazed uPVC windows to the side elevation.

#### Outside

The property is approached through a double 5 bar gate onto a large blocked paved driveway providing a generous amount of off-road parking. Also having a double detached garage.

To the rear there is a large 'indian stone' patio area which is accessed from the conservatory and utility room. The extensive patio then wraps around both sides of the property. The remainder of the garden has been professionally landscaped with stone wall boundaries plus timber boundaries to one elevation, a lawned area with a pathway leading to the top patio area and are borders filled with shrubs and specimen trees.

#### Pergola

39ft x 10 ft (11.89mft x 3.05m ft)

Leading from the conservatory we find a powder coated aluminium/steel pergola with a tilted roof mechanism, allowing for alfresco dining regardless of weather.

#### Double Garage

With up and over garage doors with remote control door, with extensive range of base and wall storage cupboards and useful roof storage space. Double glazed upvc window to rear and a pedestrian door leading into garden.

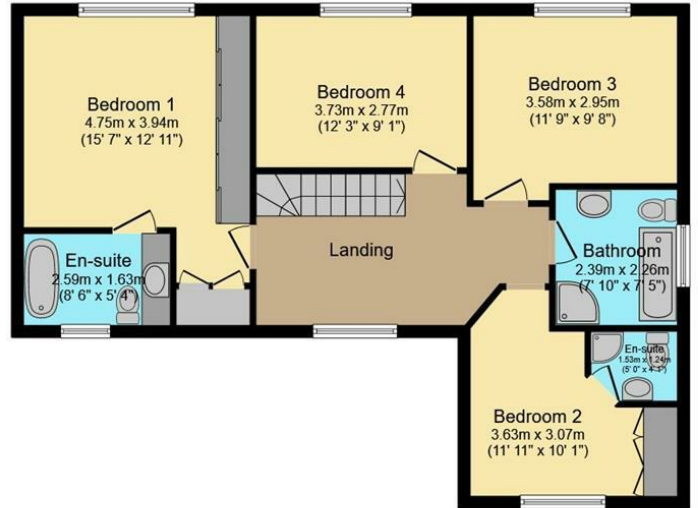
#### Directions

From the agents Mold office proceed down Chester Street at the roundabout take the 3rd exit onto Chester Road, A541, at Wylfa Roundabout, take the 4th exit onto A541 and proceed for about 3.5 miles into the village of Pontblyddyn. Turn right opposite the Bridge Inn and proceed up the Corwen Rd/A5104 for 3 miles; turn right onto Ffordd Y Llan and the property will be found on the right hand side,





**Ground Floor**



**First Floor**

Total floor area 191.7 m<sup>2</sup> (2,063 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>83</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.