



**Wesley Terrace, 2 Ffordd Top Y Rhos,  
Treuddyn, Flintshire, CH7 4NY**

**£135,000**

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**EPC - E54**

**Council Tax Band - B**

**Tenure - Freehold**

# Ffordd Top Y Rhos, Treuddyn

## 2 Bedrooms - House

Available with no onward chain! Introducing this two bedroom mid-terrace house which is ideal for a young family, First Time Buyer or Investor. The property briefly comprises of living room, kitchen, bathroom, and two good sized bedrooms. Situated in a popular rural village, some five miles from the market town of Mold, the property offers incredible views of Moel Famau from the rear. Great local school and amenities, the house is situated on the edge of the village, with countryside walks right on the doorstep. Don't miss out on this fantastic home, viewing highly recommended!  
Tenure- Freehold. Council Tax Band - B EPC - E 54.



### Accommodation

Entrance is via a wood effect uPVC double glazed front door, leading into the:

### Living Room

12'4" x 11'10" (3.76 x 3.61)

Having lighting, power points, a double glazed uPVC square bay window to the front elevation, recessed fireplace with slate hearth and timber mantel, multi-fuel stove, electric meters, double panelled radiator and T.V. access point. The Living Room leads into the:

### Kitchen

9'3" x 9'1" (2.84 x 2.79)

Having lighting, power points, radiator, void for freestanding fridge freezer, oven with extractor hood and stainless steel splashback, double glazed uPVC window to the rear elevation, timber beamed ceiling, stainless steel single drainer sink unit with mixer tap and base cupboard beneath, base and wall cupboards with complimentary worktops over, void and plumbing for washing machine.

### Bathroom

5'8" x 5'8" (1.73 x 1.73)

Being recently refurbished with a modern suite - including fully tiled walls. Bathtub with stainless steel mixer tap, pedestal wash basin with mixer tap, low flush W.C., chrome towel radiator, double glazed obscure uPVC window.

### Bedroom One

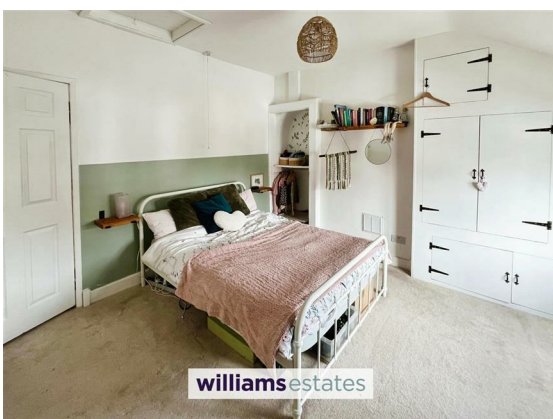
12'4" max x 12'0" (3.78 max x 3.66)

Having lighting, power points, access to the loft hatch, radiator, built-in cupboard and uPVC double glazed window overlooking the front elevation.

### Bedroom Two

9'3" x 9'8" (2.84 x 2.97)

Having lighting, power points, radiator and a double glazed uPVC window to the rear elevation which provides impressive views across to the Moel Famau / Clwydian Range.



## First Floor Landing

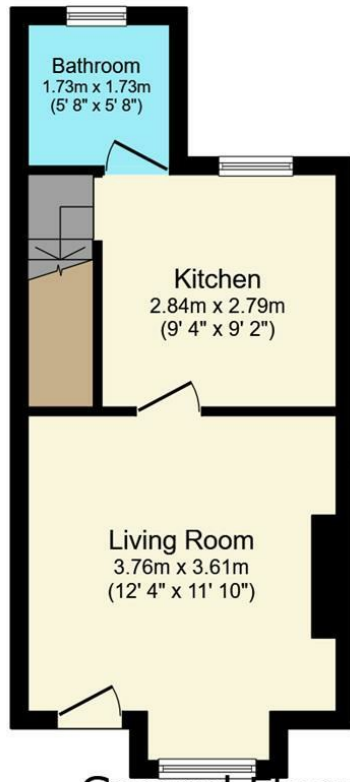
### Outside

To the front, the property offers a small front walled garden, having a small concrete pathway. To the rear, there is a long garden which is rectangular in shape. The garden borders onto open land and provides spectacular views to the Clwydian Range and Moel Famau.

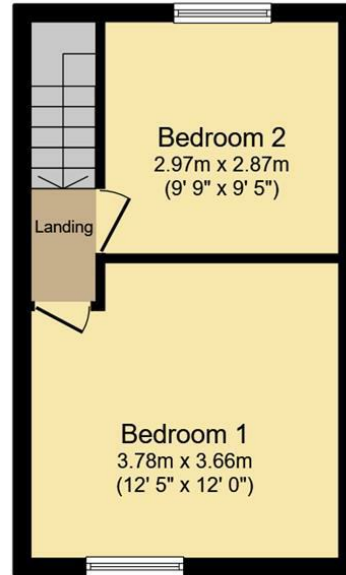
### Directions

From the Williams Estates Mold office, continue along Wrexham Street for half a mile and take a right which is signposted Nercwys. Continue for a few miles and proceed over the bridge and then take the exit up the hill. Take a left director at the cross roads and then proceed into the small village of Treuddyn. From here, continue until you find the property which is access on the left hand side.





**Ground Floor**  
Floor area 28.7 m<sup>2</sup> (309 sq.ft.)



**First Floor**  
Floor area 24.6 m<sup>2</sup> (265 sq.ft.)

**TOTAL: 53.3 m<sup>2</sup> (574 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
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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.