



The Old Barn, Ffordd Y Gilrhos, Treuddyn, CH7 4NW

£625,000

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EPC - D68

Council Tax Band - H

Tenure - Freehold

Ffordd Y Gilrhos, Treuddyn

4 Bedrooms - House - Detached

Welcome to this charming 4-bedroom, 2-bathroom house located in the picturesque village of Treuddyn, on the outskirts of Mold, Flintshire. This delightful family barn conversion is beautifully decorated and has a cosy and inviting atmosphere, exuding warmth and character throughout. The property also briefly comprises of a stunning Living Room, Kitchen, Dining Room, Snug/Second Living Room, Shower Room, Bathroom, W.C. and Double Garage with Games Room above.

If you are looking for a family home with character and charm, this property is sure to capture your heart. Don't miss out on the opportunity to make this lovely house your own and experience the joys of village living.



Accommodation

Entrance is via a composite door with decorative glazed obscure panel. Leading into the:

Entrance Hallway

Having solid oak floor, solid oak doors with iron furniture, lighting, panelled radiator, large understairs storage cupboard, composite front door with glass obscure panelling, composite double glazed windows overlooking the front elevation, window seat and doors off to the Living Room, Snug and Dining Room.

Living Room

24'3" x 15'9" (7.41 x 4.82)

Having solid oak flooring, three double glazed composite windows overlooking the front elevation, a double glazed composite window overlooking the rear elevation, two panelled radiators, wall lighting, power points, and a large stone inglenook fireplace with log burner and mantel over. Solid oak doors with cast iron furniture. There is also a galleried staircase from the living room which leads to the first floor.

Snug / Second Living Room

15'6" x 10'5" (4.73 x 3.2)

Having T.V. aerial point, power points, doors opening out onto the private rear garden, solid oak flooring, panelled radiator, beams to ceiling, wall lights, and traditional oak doors with cast iron door furniture.

Dining Area

11'5" x 16'9" (3.5m x 5.13m)

Having solid oak flooring, window to the front elevation, double panelled radiator, full length door/window leading to the side garden, power and lighting, staircase with feature stone wall leading to first floor, traditional style oak doors with cast iron furniture. The Dining Room has stairs rising off to the first floor.

Kitchen

Breakfast bar with one and a half bowl ceramic sink and mixer tap, integrated dishwasher, shaker style base units (solid wood), vast range of wall and base units with complimentary worktops over, double electric oven, slate flooring, induction Rangemaster hob, splash-back tiling, integrated microwave oven, draw units, void for an American style fridge freezer, radiator, recessed down lights, sliding composite doors leading to the rear elevation leading out to a patio area, composite windows overlooking the front elevation and radiator. There is an opening leading to the:

Utility

4.0 x 1.48

Having lighting, power points, slate tiled floor, oil floor mounted boiler, solid wood worktops over base units (shaker style) with stainless steel single sink, timber upstands, plumbing for washing machine, originally panelled solid oak doors with cast iron furniture, leading into the:

Downstairs W.C.

6'10" x 2'7" (2.1 x 0.8)

Having lighting, power points, travertine tiles, backsplash and sill to the sink, obscure window overlooking the side elevation, travertine window sill, pedestal sink and low level W.C.

First Floor Landing

Having apex featured exposed beams, a small door for loft access, two composite double glazed windows and solid oak doors with cast iron furniture off to the bedrooms.



Bedroom One

17'4" x 12'0" (5.30 x 3.68)

Having a double glazed composite window overlooking the rear elevation, double glazed composite window overlooking the front elevation, radiator, power points, lighting and a solid oak doors with cast iron furniture.

En-suite

Being recently renovated, the fully tiled en-suite comprises stoked floor wood effect, ladder heated towel rail, recessed down lights, composite obscure window to the rear elevation, W.C. with hidden cistern, granite tops and granite sill, vanity unit with circular bowl and tap, set upon a granite plinth, walk in double shower with waterfall shower head, and solid oak door with cast iron furniture.

Bedroom Two

15'5" x 15'9" (4.72 x 4.82)

Large spacious double bedroom with lighting, power points, a double glazed window overlooking the front elevation, a double glazed window overlooking the rear elevation, panelled radiator and solid oak door with cast iron furniture.

Secondary Inner Landing

Having two composite double glazed windows overlooking the front elevation, radiator, lighting, and solid oak doors with cast iron furniture off to the bedrooms.

Bedroom Three

16'8" x 11'1" (5.1 x 3.4)

Having lighting, power points, radiator, composite double glazed window to the side elevation, composite double glazed window to the rear elevation and oak doors with cast iron furniture.

Bedroom Four

12'1" x 10'9" (3.7 x 3.3)

Having a composite double glazed window to the rear, radiator, lighting, power points and solid oak door with cast iron furniture.

Bathroom

9'2" x 8'10" (2.8 x 2.7)

Having tiled floor, partially tiled walls, composite obscure window overlooking the rear elevation, graphite radiator, black vertical towel rail, vanity sink unit with square bowl, black mixer tap, bathtub with taps over, corner quadrant shower with mosaic tiling, extractor fan, recessed downlights and W.C.

Double Garage

Entrance is via a timber door from the rear garden. The garage has two timber doors and has ample power points, shelving and lighting. There is a window to to the front elevation, and a window to the rear elevation, with stairs off to the first floor where there are two Velux windows. Ideal for possible conversion subject to relevant planning permissions, also ideal for home working. Games Room above the garage with full size pool table.

Outside

There is a a driveway approached by two stone pillars, leading to a golden coloured gravel driveway. This separate driveway is shared between three properties in total. There is another driveway in front of the garage providing access and parking for up to six vehicles. The outside rear garden is mainly laid to lawn with a hedge to the front border. This garden partially contains slate chippings, a circular slate patio ideal for alfresco dining, a brick built wood fired pizza oven, stone pathway and a feature pond. There is a gate which leads to the driveway and there is access to the garage via a rear door. To the side elevation, there is a further stone patio which is ideal for outside dining. This area is surrounded by mature shrubs, plants and trees.

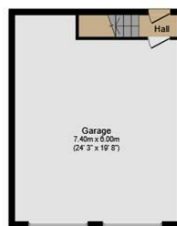
Directions

From the Williams Estate office, Chester Street, Mold, head south-west on Chester St/A5119 towards High St/B5444. Turn left at the 1st cross street onto Wrexham St/B5444 for 0.7 miles. Then slight right for 2 miles and slight left onto Ffordd Y Pentre, continuing for 2.7 miles. From here, continue onto Ffordd Nercwys for 3.3 miles and then turn left onto Ffordd Y Rhos. Continue here for 4.3 miles and then turn right onto Ffordd Y Gilhros. The destination will be on the left.





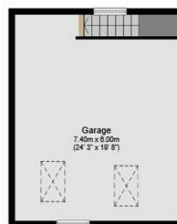
Ground Floor
Floor area 106.4 sq.m. (1,145 sq.ft.)



Garage Ground Floor
Floor area 44.1 sq.m. (475 sq.ft.)



First Floor
Floor area 106.4 sq.m. (1,145 sq.ft.)



Garage First Floor
Floor area 44.1 sq.m. (475 sq.ft.)

TOTAL: 301.0 sq.m. (3,240 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales	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.

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