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## Bryn Teg Ffordd Y Llan, Treuddyn, Mold, Flintshire, CH7 4LN

### £325,000

3 2 2 D

EPC - D63

Council Tax Band - F

Tenure - Freehold

# Ffordd Y Llan, Mold

## 3 Bedrooms - House

Williams Estates are pleased to introduce this delightful detached house which has low maintenance gardens and pleasant views over surrounding countryside. Situated in the popular village of Treuddyn, the property provides a porch, reception hall, cloakroom / WC, spacious lounge with feature fireplace, separate dining room with adjoining sunroom, kitchen with integrated appliances, first floor landing, three good size bedrooms and a good size bathroom. Internal viewing is highly recommended!

Tenure: Freehold. Council Tax Band: F. EPC Rating: TBC.



### Accommodation

Composite door leads into

### Entrance Porch

With uPVC window

### Entrance Hall

With lighting, radiator, stairs to the first floor, chrome power points and timber doors with chrome hardware off

### Cloakroom

4'11" maximum x 4'3" (1.5 maximum x 1.3)  
With low flush W.C, hand wash basin with mixer tap, uPVC obscure window to the rear, half tiled walls, radiator, quartz tiles, extractor fans and timber door with chrome hardware

### Living Room

15'8" x 12'1" maximum (4.8 x 3.7 maximum)  
With wood burner-, uPVC bow window to the front, radiator, chrome power points, internet access point, lighting, timber door and T.V point

### Dining Room/Sun Room

15'1" x 12'5" (4.6 x 3.8)  
With radiator, uPVC window to the rear, chrome power points, lighting, up door the to the rear elevation and timber door with chrome hardware.



### Stairs/Landing

With uPVC window to the rear, lighting, access to the loft hatcg and power points.

### Bathroom

9'10" x 7'2" (3.0 x 2.2)  
With radiator, bath with stainless steel mixer tap over and built in stainless steel shower head, low flush W.C., tiled walls, down lights, uPVC obscure window to the side elevation, hand wash basin with vanity unit and mixer tap and timber door with chrome hardware.



### Bedroom One

13'5" x 13'5" maximum (4.1 x 4.1 maximum)  
With chrome power points, uPVC windows to the front elevation, radiator, built in wardrobes, TV access point and obscure timber door leading to the en-suite.

### En Suite

7'2" x 5'6" (2.2 x 1.7)  
With down lights, low flush W.C, tiled walls, walk in shower enclosure with overhead shower,, tiled floors., wall hung hand wash basin with mixer tap over and uPVC window to the front elevation.

### Bedroom Two

10'2" x 10'9" (3.1 x 3.3)  
With uPVC windows to the front elevation, radiator, power points, timber door with chrome hardware and lighting.

### Bedroom Three

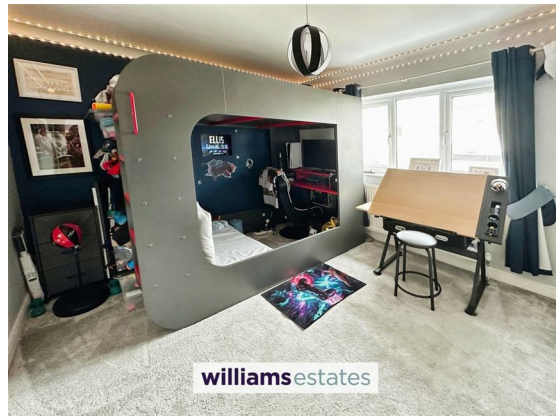
10'5" x 12'9" maximum (3.2 x 3.9 maximum)  
With uPVC window to the rear elevation, radiator, chrome power points and lighting

### Kitchen Diner

18'0" x 13'1" maximum (5.49 x 4.0 maximum)  
With a range of modern white high gloss wall, drawer and base units with quartz worktops over, integrated eye level oven and microwave, electric integral hob, sink with mixer tap tap, void for fridge freezer, power points, tiled floor and uPVC window to the rear elevation. Sliding uPVC doors leads to the rear.

### Garage/Utility

8'2" x 8'10" (2.5 x 2.7)  
With plumbing for a washing machine and dishwasher, wall units and worktops, electric consumer unit, tiled floor, power points and lighting.





**Ground Floor**  
Floor area 80.6 m<sup>2</sup> (868 sq.ft.)



**First Floor**  
Floor area 56.1 m<sup>2</sup> (604 sq.ft.)

**TOTAL: 136.7 m<sup>2</sup> (1,472 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>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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  
**01352 372111**

**Mold@williamsestates.com**

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.