



Ty Newydd Ffordd Y Blaenau, Treuddyn, CH7 4NS

£595,000

 3  3  1  E

EPC - E49

Council Tax Band - E

Tenure - Freehold

Ffordd Y Blaenau, Treuddyn

3 Bedrooms - House - Detached

A three bedroom detached house with a truly exceptional rear garden and beautiful views of the countryside. Internal viewing is highly recommended to fully appreciate this wonderful property. Briefly comprising of a large reception hall, living room, kitchen/dining room/sitting area, utility room, ground floor shower room, ground floor bedroom, ground floor bathroom, large landing, master bedroom, dressing room, ensuite, second bedroom, and large driveway for multiple vehicles. Tenure: Freehold. Council Tax Band: E. EPC Rating: E49.



Accommodation

Entrance is via a double glazed door, leading into a:

Large Reception Hall

Having low voltage down lights, stairs leading off, under stairs storage cupboard, and a double glazed window to the front elevation.

Living Room

Having a wood burning stove on a quarry-tiled hearth with stone built fire surround. There is a tiled floor and a UPVC window to the side elevation.

Kitchen / Dining Room / Sitting Area

The dining area has folding doors, which lead out onto rear decking. The kitchen has granite worktops, with drawers and base units underneath, tall standing cook unit with double oven, integrated microwave, integrated dishwasher, four ring gas hob with granite splash back and extractor hood above. The kitchen also has double glazed windows and a double glazed composite stable door to the side elevation.

Utility Room

Having worktops, with drawers and base units underneath, one and a half bowl sink, single drainer sink with mixer tap, plumbing and void for washing machine. There is also space for a freestanding fridge freezer. Having a UPVC double glazed window to the side elevation and a double glazed door leading to the rear.

Ground Floor Shower Room

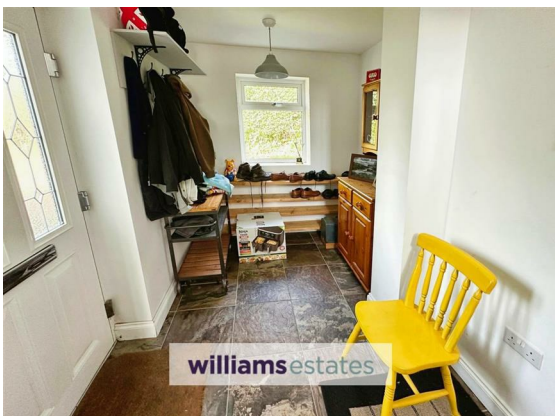
Having a corner shower enclosure, wash basin, W.C., tiled floor, floor to ceiling wall tiling and a double glazed window.

Ground Floor Bedroom

Having built in wardrobes and a UPVC window.

Ground Floor Bathroom

Having a panelled bath, shower enclosure, hand wash basin, W.C., tiled floor and UPVC window to the side.



Large Landing / Study Area

Having a double glazed window to the front, with an area serving as a study.

Master Bedroom

Having a column radiator, UPVC double glazed window to the side elevation, and UPVC double glazed double doors opening out onto the balcony.

Dressing Room

Having clothes shelving and hanging rails.

En-Suite

Having a claw foot bath, corner shower enclosure, wash basin basin, W.C., tiled floor tiled walls and chrome towel rail. There is also a UPVC double glaze window to the front elevation.

Bedroom Two

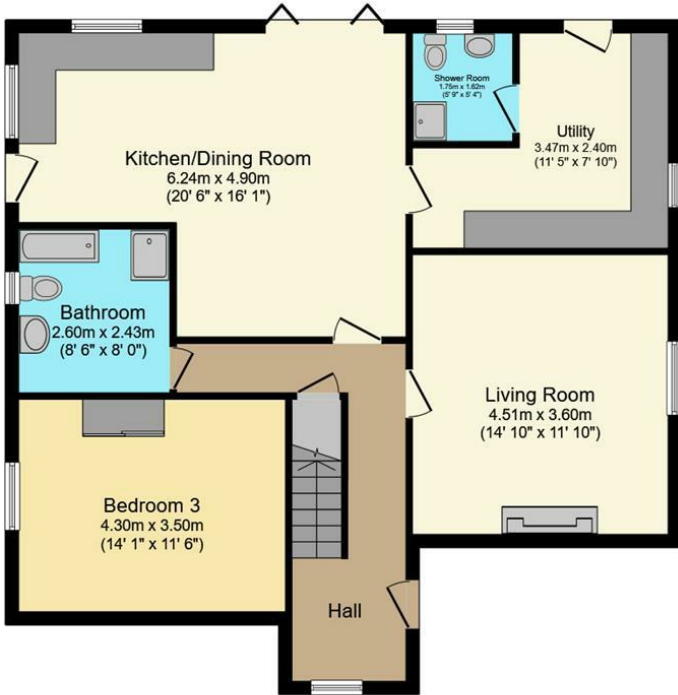
Having a column radiator, exposed stone, chimney breast, and a UPVC double glazed windows to the side elevation.

Outside

To the front, a gate opens onto a herringbone block pave driveway, which provides ample off road parking for multiple vehicles. There is also a lawned garden area to the front. The driveway continue to a a garage, and then to a garden store.

The rear garden is lawned and there is a raised decking area, with the garden continuing to the side elevation where there are apple trees, a store for wood pallet and the boiler.





Ground Floor

Floor area 94.4 m² (1,016 sq.ft.)



First Floor

Floor area 60.2 m² (648 sq.ft.)

TOTAL: 154.5 m² (1,663 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.