



Cedar Cottage Ffordd Nercwys, Treuddyn, Mold, Flintshire, CH7 4BG

£500,000

3 1 2 F

EPC - F33

Council Tax Band - E

Tenure - Freehold

SUMMARY

A highly impressive three bedroom detached cottage for sale in Ffordd Nercwys, Treuddyn, Mold, Flintshire. The property briefly comprises of a reception porch, washroom, stunning open plan kitchen/dining room, ground floor bathroom, living room with original beams, conservatory, three spacious double bedrooms, and gardens to the rear. There is also a stable block, a circa one acre paddock, and a converted gym at this incredible property. Internal viewing is highly recommended! Tenure: Freehold. Council Tax Band: E. EPC Rating: F33.



Accommodation

Having a double glazed composite door, leading into the:

Reception Porch

Having a coat hanger rail, rack for boot storage, tiled floor and uPVC window to the front elevation.

Washroom

Having a Belfast sink, taps, tiled floor and a UPVC window to the side.

Kitchen/Dining Room

21'7" x 10'9" (6.6m x 3.3m)

Having worktops with drawer and base units underneath and wall units over, Belfast sink with brass mixer tap, plumbing for washing machine, void for freestanding fridge freezer, double radiator, tiled floor and UPVC double glazed windows to the front elevation. There is also a UPVC double glazed window to the rear elevation.

Hallway

Having two radiators and a feature window with colour-lead glass,

Ground Floor Bathroom

8'6" x 8'2" (2.6m x 2.5m)

Having a panelled bathtub, wash basin, W.C., shower enclosure with shower, tiled floor, UPVC double glazed window, extractor fan and heated towel rail.

Living Room

23'4" x 13'7" (7.12m x 4.15m)

Having a wood burning stove on a raised slate hearth recessed into Inglenook, concealed lighting, whitewashed beams and stairs off. There are UPVC doors leading into the:

Conservatory

13'1" x 7'10" (4.0m x 2.4m)

Having opening lights and double doors to the side patio.

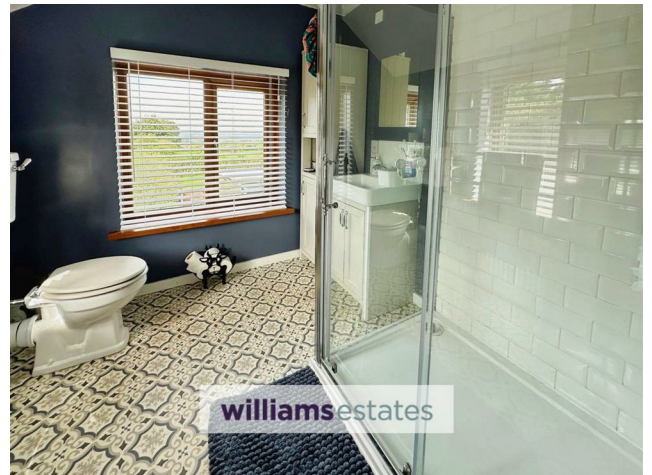
Stairs to First Floor Landing

Having radiator and UPVC double glazed window and doors off.

Bedroom One

13'6" x 10'9" (4.13m x 3.3m)

Having a large double glazed window to the front with views in the direction of Mold and onwards to Liverpool and beyond, double radiator, and a double glazed window also overlooking the rear elevation.





Shower Room

7'6" x 7'6" (2.3m x 2.3m)

Having a wash basin, W.C., shower enclosure, chrome antique style shower, radiator, double glazed UPVC windows to the front and side elevations.

Bedroom Two

13'9" x 11'1" (4.2m x 3.4m)

Having a double radiator and a double glazed UPVC window to the side elevation.

Bedroom Three

10'2" x 9'4" (3.1m x 2.87m)

Having a double radiator and a double glazed UPVC window to the side elevation.

Outside

Having off-road parking, car port for multiple vehicles and an additional hard standing area.

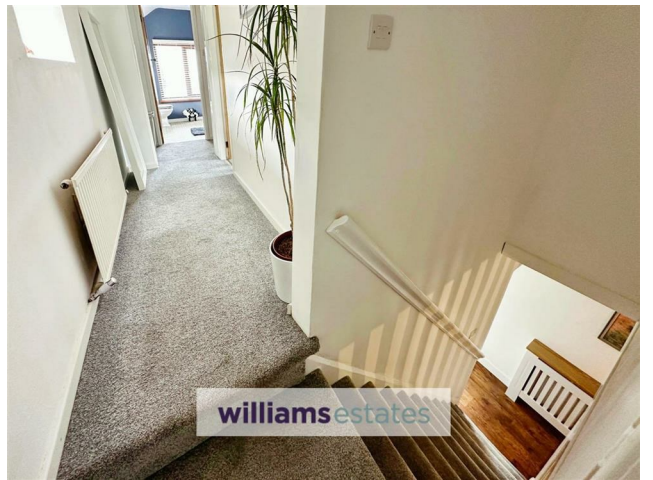
A lawned garden is accessed following stone paving. There is an outbuilding which has been converted to a home gym and a patio area which is ideal for alfresco dining. The home gym (can also be used for other purposes) measures 4m (width) x 3.9m (length), having a high vaulted ceiling, UPVC double glazed door, and double glazed window to the rear.



There is a paddock measuring circa one acre, with a detached stable block, an open store and a chicken run. The first stable block has a length of 3.4m and a width of 3.2m. The second block measures the same and the open barn measures 5.8m x 3.4m.

The property also has full permission for a glamping pod with details available upon request.









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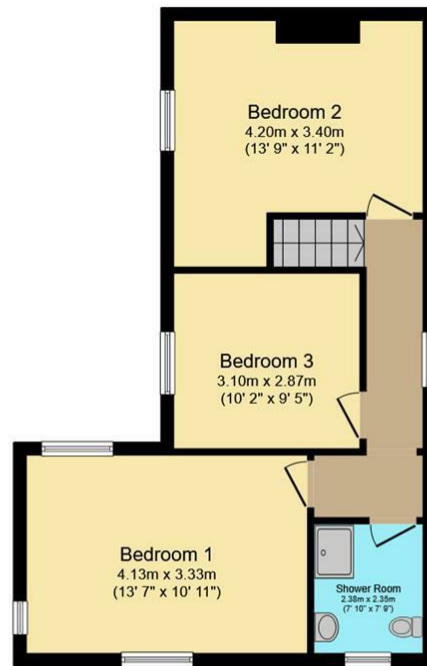


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Ground Floor

Floor area 70.4 m² (758 sq.ft.)



First Floor

Floor area 51.7 m² (557 sq.ft.)

TOTAL: 122.1 m² (1,315 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(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.

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