



Ffordd Nercwys

Treuddyn, CH7 4BG

Asking Price £495,000



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Accommodation Comprises

The property is approached via a large wooden gate which leads through into the gravelled driveway providing ample 'off road' parking for several vehicles. Paved steps lead up to the paved patio area which provides access to the front entrance.

Hardwood door leads into;

Reception Hallway

15'8" x 7'6" (4.8m x 2.3m)

Upon entering through the door, your attention will be drawn to the arched double glazed window, which boasts a deep sill and offers a delightful view of the front elevation, an impressive bespoke solid wood deep tread staircase leads to the first floor accommodation. The flooring is tastefully tiled with Chinese slate along with smoke alarm and thermostat control.

latch style pine wooden door leading into:

Downstairs Cloakroom

5'6" x 3'3" (1.7m x 1m)

Fitted with a two piece suite comprising of Low flush W.C, pedestal sink unit. Additionally, there is a wall-mounted fuse box, a double-glazed window facing the rear, and an extractor fan.

Lounge

14'9" x 14'1" (4.5m x 4.3m)

Step into this well-lit room and admire the beautiful view through the hardwood deep sill double glazed window on both the side and rear elevation. The room boasts hardwood French doors that lead to a delightful patio area accompanied by recessed stone exposed inglenook with a cast iron log burner, creating a cozy atmosphere. TV aerial socket, Chinese slate flooring and two wall light points.

Dining Room

11'5" x 11'5" (3.5m x 3.5m)

Beyond the latch style pine wooden door lies a versatile room that can serve as a dining area or an additional living space as needed. This room boasts Chinese slate flooring, dual aspect hardwood double glazed windows on the side and front, and two wall light points.

Kitchen/Breakfast Room

20'4" x 11'5" (6.2m x 3.5m)

Step through the rear stable wooden door, and you will enter a charming farmhouse-style kitchen. The kitchen boasts a range of base units with roll top work surfaces, accompanied by a ceramic sink unit and a matching drainer with a mixer tap, space for range style master cooker, complete with two ovens, a grill, and a five-ring electric hob, is also present. Furthermore, there is ample space for a washing machine and dishwasher, along with a designated area for a fridge freezer. The

Chinese slate flooring adds a touch of sophistication, while the double glazed window on the side offers picturesque views of the countryside.

Stairs From Hallway Rise To

Spacious Landing

14'5" x 11'5" (4.4m x 3.5m)

Feature Landing, double glazed hardwood window with deep sill to the rear elevation perfectly positioned on the rear elevation to capture the expansive views. The reclaimed gym maple hardwood flooring adds a touch of natural beauty, while the loft access point allows for easy storage. Additionally, the airing cupboard is fitted with shelving and an energy pro heating system, ensuring both functionality and efficiency.

Bedroom One

14'1" x 14'9" (4.3m x 4.5m)

Hardwood double glazed windows with deep sills on both sides and rear, offering stunning views, along with heating controls and reclaimed gym maple hardwood flooring.

Bedroom Two

11'5" x 11'5" (3.5m x 3.5m)

Enhancing the spectacular views, the side and rear elevation of this property boasts hardwood double glazed windows with deep sills. The reclaimed gym maple hardwood flooring enhances the rooms features.

Bedroom Three

11'5" x 9'6" (excluding wardrobes) (3.5m x 2.9m (excluding wardrobes))

The side elevation boasts a hardwood double glazed window with a deep sill, offering views of the adjoining fields. The room is equipped with wall-to-wall fitted wardrobes featuring sliding doors, with the central wardrobe having a mirrored front, shelving, and a hanging rail and reclaimed gym maple hardwood flooring.

Family Bathroom

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

Featuring a four piece suite, the bathroom comprises a generously sized walk-in double shower unit with an electric shower, a panelled bath with a mixer tap and shower attachment, and a tiled splash-back, a pedestal sink and a low flush W.C. The flooring is reclaimed gym maple hardwood flooring., and there is a hardwood frosted double glazed window with a deep sill on the side elevation.

Outside

The property is approached via a large wooden gate which leads through into the gravelled driveway providing ample 'off road' parking for several vehicles extending to a wooden fence where the property boundary lies and the far reaching views of farm land and beyond begins. A raised patio area allows for a beautifully serene space for al fresco dining in the warmer months watching the sun set over the hills. laid to lawn garden area with greenhouse offers additional garden space.

Tel: 01352 700070

The Two Hats Inn

26'2" x 10'2" (8m x 3.1m)

The property boasts an extraordinary multi purpose amenity currently utilised as a bar called 'The Two Hats Inn', located at the end of the garden with a conservatory attached with white upvc double glazed window to the side and rear elevation allowing full sight of the spectacular view. This allows you to relax with a beverage while taking in the breathtaking panoramic views. It is the perfect way to unwind after a long day at work. The facility is equipped with a comprehensive range of power sockets and lighting fixtures strategically placed throughout the space to cater to a wide variety of needs. Whether you're looking to set up a productive work environment or create an immersive entertainment experience, this multi purpose building has got you covered. With an abundance of power outlets and well-placed lighting, you can easily connect and power your devices while enjoying a well-lit and comfortable atmosphere.

Council Tax Band F

EPC Rating D

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How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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MONDAY - FRIDAY 9.00am - 5.30pm

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Services

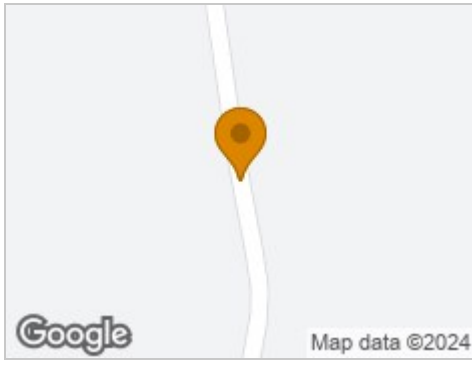
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Viewings

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Road Map



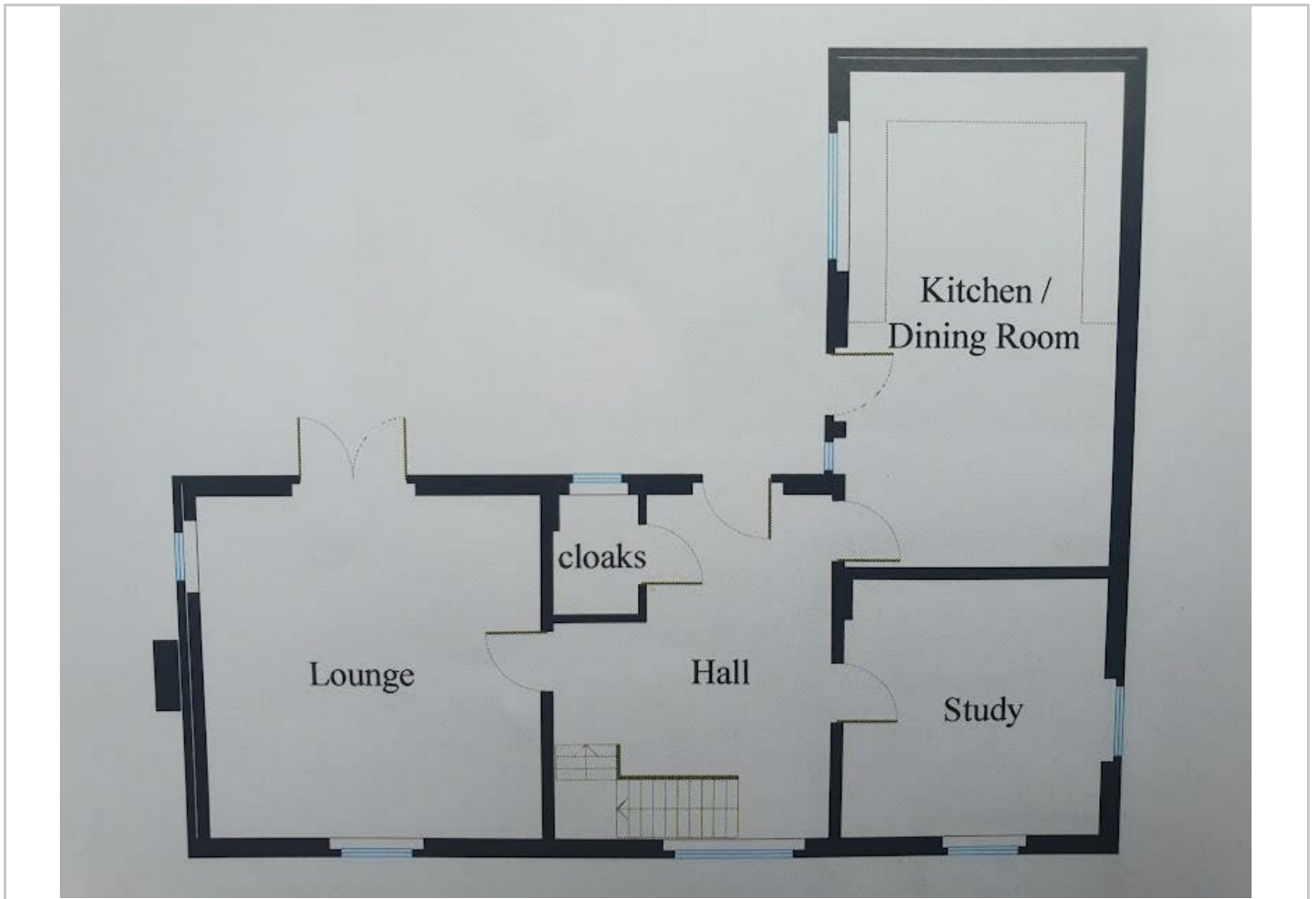
Hybrid Map



Terrain Map



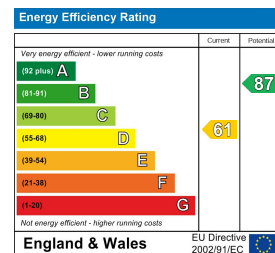
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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