



Fairfield Ffordd Top Y Rhos

Treuddyn, Mold, CH7 4NE

£185,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully renovated Two Bedroom Cottage, rich with character. This charming home has recently undergone extensive renovation, thoughtfully combining modern living with original features to create a move-in ready home. Offering spacious accommodation with two bedrooms and two reception rooms, the property is ideal for first-time buyers, downsizers, or those seeking a peaceful retreat. Outside, the property continues to impress, benefiting from private parking and a separate garden area, offering further versatility and enjoyment of the outdoor space.

In brief, the internal accommodation comprises an inviting entrance porch leading into the lounge, which features an attractive exposed stone fireplace, creating a warm and welcoming focal point. The dining room offers further character with a decorative fireplace, providing a wonderful space for formal dining or entertaining. An inner hallway gives access to the newly fitted kitchen, the contemporary bathroom, a useful boiler room, and a rear porch offering additional storage and access to the outside. To the first floor, the property provides two well-proportioned bedrooms, each thoughtfully designed to make the most of the natural light and charming surroundings.

Treuddyn is a highly sought-after rural village, nestled in the heart of the picturesque countryside. The location offers a perfect balance of rural tranquility and convenient accessibility, situated approximately 5.5 miles from the thriving market town of Mold, which provides a comprehensive range of amenities including shops, schools, and leisure facilities. The village is located within a third of a mile of the A5104 Corwen to Chester Road, offering excellent transport links towards Chester, approximately 14 miles away, as well as Wrexham and the wider motorway network, making it ideally positioned for commuters across the North West region.

Accommodation Comprises

The property is approached via a wrought iron gate which leads to a UPVC entrance door featuring an attractive decorative glass inset which opens into;

Entrance Porch

The property is entered via a porch featuring tile-effect vinyl flooring, with double-glazed UPVC windows to the side elevation allowing natural light to flow in. This useful space is ideal for storing shoes, coats, and outdoor essentials. A door from the porch leads directly into the lounge.

Lounge

The lounge is bright and spacious, featuring an exposed stone fireplace set on a quarry-tiled hearth with a wooden mantle above. Although the fireplace is decorative rather than an open fire, it adds real charm to the room. There is a double panel radiator, a coved ceiling, wall-mounted light points, and a central ceiling light. A double-glazed UPVC window to the front elevation floods the room with natural light, and the room benefits from wall-mounted heating controls. Newly fitted carpets complete the finish, creating a warm and inviting living space.

Dining Room

from the lounge you are led into the dining room, which offers an ideal space for

family meals or entertaining. The room has been newly carpeted and features a double-glazed UPVC window to the rear elevation, a double panel radiator, and a decorative fireplace. Stairs rise from the dining area to the first-floor accommodation, and a built-in cupboard houses the electric meter and fuse box. A wooden door leads into an inner hallway providing further access to the kitchen and ground floor facilities.

Inner Hallway

The inner hallway features a loft access point, tongue-and-groove ceiling, two central ceiling light points, a double panel radiator, and tile-effect vinyl flooring. Off the hallway is a boiler room which houses the hot water cylinder tank and solar panel fuses, and includes a frosted double-glazed window to the rear elevation.

Kitchen

The kitchen is fitted with a range of wall and base units, incorporating a one-and-a-half bowl ceramic sink with a mixer tap over. There are dual-aspect double-glazed UPVC windows to the front and side elevations, providing plenty of natural light. The kitchen offers space for a fridge freezer, plumbing for a washing machine, and a built-in breakfast bar area for casual dining. The walls are fully tiled, with a tongue-and-groove ceiling and tile-effect vinyl flooring, and there is a double panel radiator completing the space.

Shower Room

The ground floor shower room is fitted with a three-piece suite comprising a corner shower cubicle with an electric shower, a low-flush WC, and a wash hand basin. There is a double panel radiator, a frosted double-glazed UPVC window with a top opener to the side elevation, PVC tile-effect wall coverings, tile-effect vinyl flooring, and an extractor fan for added convenience.

Rear Porch

There is also a useful rear porch, ideal for additional boot storage or garden items, with dual doors leading to both the rear of the property and a small outdoor seating area.

Stairs From Dining Room Lead to

Landing

Stairs from the dining room lead to the first-floor landing, which includes loft access and a central ceiling light point.

Bedroom One

The main bedroom is a generously proportioned double room with a double-glazed UPVC window to the front elevation. It benefits from a double panel radiator, a central ceiling light point, and a decorative arched recess adding character to the space.

Bedroom Two

The second bedroom is another good-sized double room with a double-glazed UPVC window overlooking the rear garden. This room also features a double panel radiator and wall-mounted heating controls.

Outside

The property benefits from a tarmac driveway, which is shared with neighbouring properties and provides access to a private gravelled driveway

Tel: 01352 700070

exclusively belonging to the cottage. The private driveway leads to a detached garage with a carport over, offering excellent parking and storage options. A wooden gate from the gravelled driveway leads through to a separate garden area, which is laid to lawn and enjoys a good degree of privacy. The garden is well-stocked with a variety of mature trees, shrubs, and bushes, and also features an additional garden shed for further storage.

Please note: The garden is not directly attached to the main property. It is situated separately and is accessed via the gravelled driveway.

EPC Rating C

Council Tax Band

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

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

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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These particulars, whilst believed to be accurate, are for guidance only and do

not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

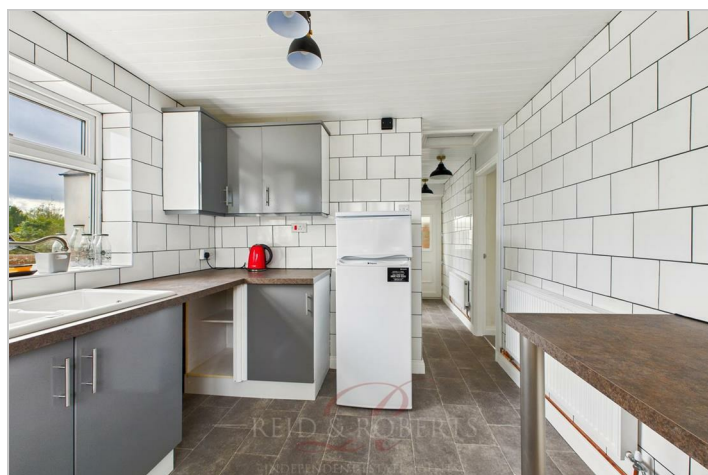
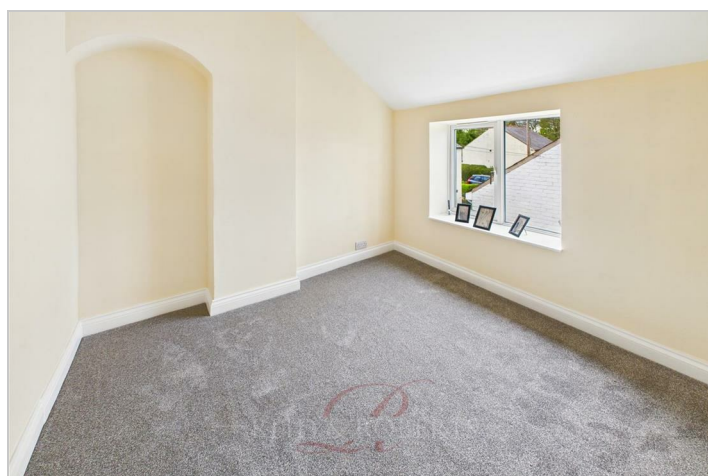
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



TOP-Y-RHOS
Treuddyn

bus, Landsat / Copernicus, Maxar Technologies

Floor 0 floor plan showing the following rooms and dimensions:

- Kitchen: 3.34 x 2.78 m
- Bathroom: 1.98 x 1.82 m
- Utility Room: 0.89 x 1.73 m
- Hallway: 1.17 x 1.70 m
- Entry: 0.92 x 1.03 m
- Open Area 1: 3.41 x 3.64 m
- Open Area 2: 2.65 x 3.64 m

Floor 0

Floor 1 floor plan showing the following rooms and dimensions:

- Landing: 0.57 x 0.84 m
- Open Area 1: 3.45 x 3.54 m
- Open Area 2: 2.67 x 2.44 m

Floor 1

Approximate total area⁽¹⁾

61.43 m²

Reduced headroom

0.57 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D		72	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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