



57 Ffordd Trebeirdd

Mold, CH7 1FJ

Offers Over £290,000



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Accommodation Comprises

The property is approached via a patio path leading to a UPVC door with frosted insert.

Entrance Hallway

The entrance hallway creates an immediate sense of space, with wood effect vinyl flooring that runs seamlessly through the ground floor. Decorative dado rails add a charming finish, while a side elevation window allows for natural light. Practical storage is provided by an under stairs cupboard, complemented further by wall mounted coat hooks and a shoe rack.

Kitchen/Dining Area

The kitchen and dining area is beautifully appointed with a contemporary range of wall and base units, complemented by marble effect worktops and coordinating marble effect flooring. A double UPVC window overlooks the front elevation. The kitchen is well equipped with an integrated oven, a four ring gas hob with an overhead stainless steel extractor fan, and a one and a half stainless steel bowl sink with a mixer tap. Integrated appliances include a fridge freezer, washing machine, and dishwasher. The kitchen also offers space for a dining table, making it a practical and social space for family meals. Lighting is provided by both central ceiling light points and recessed spotlights, and there is a single panel radiator added.

Lounge

The hallway flows into a spacious and inviting lounge, where the wood effect vinyl flooring continues. This bright room is enhanced by UPVC double patio doors that open directly onto the rear garden, bringing the outdoors in and allowing natural light to fill the space. Other notable features include a central ceiling light point.

Downstairs WC

The downstairs toilet is fitted with a low flush WC, a hand wash basin with a marble effect splashback, a single panel radiator, and recessed lighting.

Stairs Leading to First Floor Accommodation

Landing

The landing is carpeted and features a single panel radiator. The landing provides access to the loft, offering additional storage options. It additionally houses an airing cupboard that holds the hot water tank and provides useful additional storage space.

Bedroom One

Bedroom one is a spacious double room, enjoying a dual aspect with

UPVC windows to both the front and rear elevations. This room is carpeted and features a single panel radiator and a central ceiling light point. It further benefits from its own private en-suite.

En Suite

The en-suite comprises a low flush WC, a floating vanity hand wash basin, and an electric shower. It is stylishly finished with marble effect tiled flooring and partly tiled marble effect walls. A heated towel rail provides added luxury, complemented by ceiling spotlights and a frosted double UPVC window to the rear.

Bedroom Two

Bedroom two is a generous double room featuring two UPVC windows to the front elevation, allowing for a light and airy feel. The room is finished with wood effect vinyl flooring, a single panel radiator, and a central ceiling light.

Bedroom Three

Bedroom three is a well proportioned single room, overlooking the rear garden through a double UPVC window. This versatile space is currently finished with wood effect vinyl flooring, a central ceiling light, and a radiator. It offers flexibility for use as a bedroom, home office, dressing room, or nursery.

Family Bathroom

The family bathroom is finished to a high standard, offering a modern three piece suite comprising of a low flush WC, a hand wash basin and a bath with an overhead shower and marble effect splashback tiling. The room has marble effect tiled flooring, a heated towel rail, recessed lighting, a shaving/charging point, and a double UPVC window with frosted inset.

Garden

Externally, the rear garden has been landscaped to provide an ideal setting for both relaxing and entertaining. An L-shaped paved patio offers ample space for outdoor furniture and alfresco dining, while a lawned area adds greenery. Raised flower beds add character, and a step leads up to a further elevated patio seating area. Gated access to the side of the property links the rear garden to the driveway, ensuring practicality as well as privacy.

Garage

The garage is of a generous size, easily capable of accommodating a vehicle or serving as a workshop or hobby space. It benefits from power and lighting, with a counterweight door to the front and a frosted UPVC door providing convenient access to the rear garden.

EPC Rating B

Tel: 01352 700070

Council Tax Band E

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MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

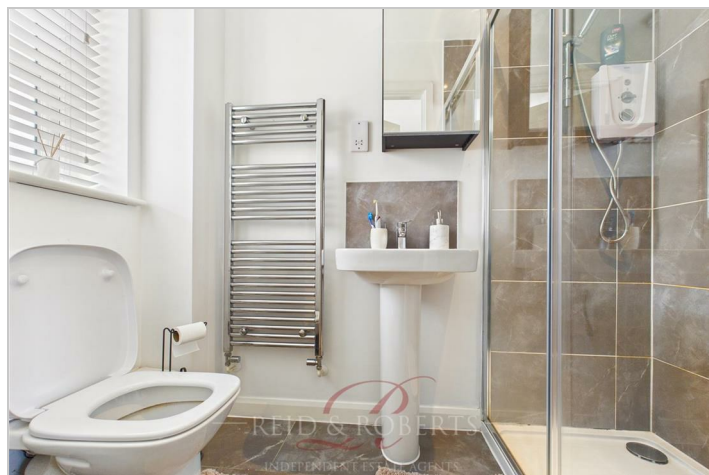
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Road Map



Hybrid Map



Terrain Map



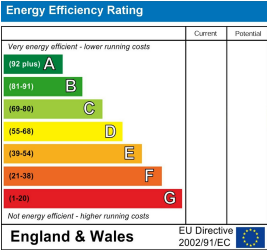
Floor Plan



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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