

# Town & Country

Estate & Letting Agents

Queen Street, Treuddyn

No Onward Chain £235,000



This modernised three-bedroom semi-detached dormer bungalow, has the benefit of oil central heating and double glazing, offering adaptable living accommodation, gardens and off-road parking. Located within a sought after village within Mold and available with no onward chain, viewing is essential to appreciate the full potential of this lovely property.

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## DESCRIPTION

This three-bedroom semi-detached home has recently undergone a program of modernisation and refurbishment, having oil central heating and UPVC double glazing. The accommodation briefly comprises an entrance hall, living room, a Grey newly fitted contemporary through kitchen/diner, a ground floor bedroom/sitting room and a conservatory. The side porch and an inner hallway offers access to a storage garage, the boiler room, and a ground floor shower room. The first-floor landing has doors off to two further bedrooms and the newly fitted white bathroom, with walk in shower. Externally the front of the property offers off road parking and a lawned area. The rear garden is lawned, with a pathway enclosed by fence panels.

## LOCATION

The village of Treuddyn is located just off the A5104, approximately 4.5 miles from Mold and easy commuting distance of Wrexham and Chester. There are local amenities available within the village, including a shop, post office, Churches and two primary schools, secondary schooling is available within Mold. For the commuter access is available to the A55 express towards the North Wales coast also providing access to the motorway network.

## DIRECTIONS

From our Chester branch, head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, At the roundabout, take the 1st exit onto Wrexham Road. /A483. At the roundabout, take the 2nd exit and stay on Wrexham Road. /A483. At the roundabout, take the 2nd exit and stay on Wrexham Road. /A483. At Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold. Merge onto North Wales Expressway/A55. Take the A550/A5104 exit towards Buckley/Corwen/A549. At the roundabout, take the 1st exit onto A550. At the roundabout, take the 2nd exit and stay on A550. At the roundabout, take the 2nd exit and stay on A550. At the roundabout, take the 3rd exit onto A5104. Turn left onto A541. Turn right onto Corwen Road/A5104 Continue to follow A5104. Turn right onto Ffordd Y Llan. Turn left onto Queen Street, the property will be located by our For Sale Sign.

## ENTRANCE HALL

14'7 x 5'8

The property is entered through a UPVC leaded double glazed front door, with opaque window to the side, opening to the timber laminate flooring, a radiator, stairs of rising to the first floor accommodation with light oak banister and light oak veneer doors opening to the living room, inner hallway, and to the through kitchen/diner.



## LIVING ROOM

14'2 x 12'1

Featuring a media wall with an inset living flame fire, timber laminate flooring, a radiator and a window facing the front elevation.



## KITCHEN/DINING ROOM

17'6 x 13'9

The kitchen is fitted with a range of attractive, contemporary grey wall, base, and drawer units, complemented by stainless steel handles. Ample work surface space with a silver fleck houses a resin, 1 1/2 bowl sink unit with mixer tap. Integrated appliances include a stainless-steel oven, hob and extractor hood and dishwasher along with space and plumbing for a washer and dryer. Timber laminate flooring, a anthracite column style radiator is attached to the wall, UPVC double glazed door opens to the side porch way and an oak veneer door opens to the downstairs bedroom/sitting room. Double oak veneer half glazed doors open into the conservatory.



## DINING AREA



## GROUND FLOOR BEDROOM/SITTING ROOM

12'6 x 8'6

With a window facing through to the conservatory, timber flooring and a radiator.



## CONSERVATORY

15'4 x 6'7

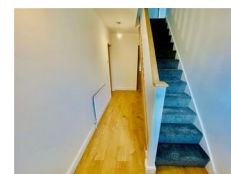
The Conservatory is constructed of a low wall, with a UPVC double glazed frame, along with a UPVC double glazed door opening to the rear garden, and timber laminate flooring.



## SIDE PORCH

10'8 x 6'7

Having a UPVC frame with UPVC doors opening to both the front and rear gardens, ceramic tiled floor and fitted with a series of base storage cupboards.



## INNER HALLWAY

With a radiator and timber laminate flooring, veneer doors off opening to the downstairs shower room, boiler room and to the storage garage.



## SHOWER ROOM

6'0 x 4'7

Installed with a white suite, comprising a separate shower enclosure with electric shower. A vanity unit, incorporating a dual flush, low-level WC and wash hand basin, with mixer tap, radiator, partially tiled walls and an opaque window to the side elevation.

## BOILER ROOM

4'9 x 2'7

Housing a recently installed floor standing Worcester oil boiler with power and light.

## STORAGE GARAGE

7'8 x 5'8

Access either through the front up and over garage door, or from the inner hallway and having power and light.

## FIRST FLOOR LANDING

With oak veneer doors off opening to both first floor bedrooms, the family bathroom suite and to a shelved store cupboard.



## BEDROOM ONE

12'1 x 11'2

With a window facing the rear elevation, radiator and installed with two fitted wardrobes with sliding doors incorporating mirror inserts.



## BEDROOM TWO

14'4 x 8'3 max

Double aspect drain with Windows to rear and side elevations along with the radiator.



## FAMILY BATHROOM

8'2 x 5'6

The bathroom is installed with a modern white suite comprising a panel bath with mixer tap, incorporating a shower extension and folding glass protective screen, a dual flush, low-level WC, wash hand basin with mixer tap and a vanity unit below. Chrome heated towel rail, partially tiled walls, access to the loft space and having an opaque window facing the side elevation.



## EXTERNALLY

Having a lawned front garden with shrub borders, brick block, off-road parking leading to an up and over garage door which provides storage space. The rear garden is predominantly laid to lawn with a golden gravel path way and is predominantly enclosed by a series of fence panels.



## REAR GARDEN

### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

TENURE: Freehold

Council Tax Band: D £1777.00

### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

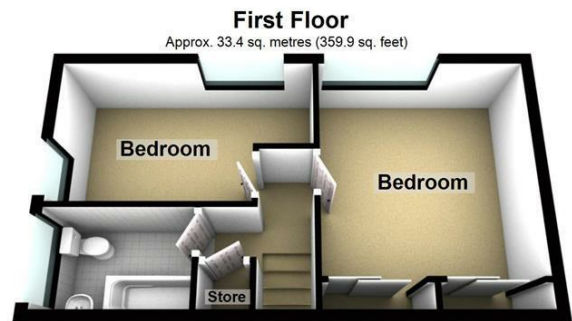
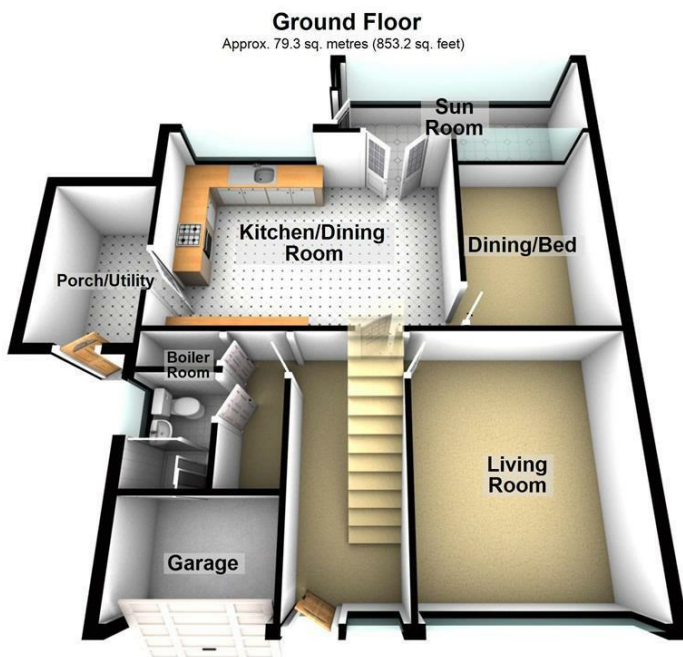
### SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

### MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	