

10 Well Street, Treuddyn, Mold, CH7 4NH

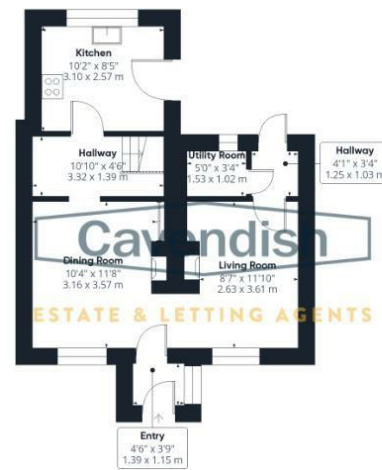
Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

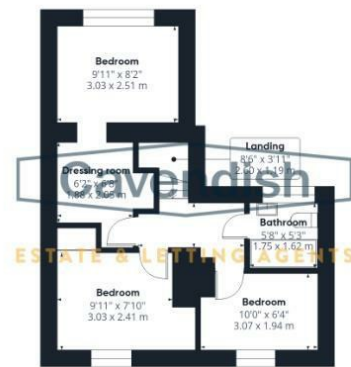
Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Floor 0 Building 1



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Approximate total area^m
781 ft²
72.5 m²
Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	73
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

10 Well Street
Treuddyn, Mold,
CH7 4NH

Offers In The Region Of
£230,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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A truly charming and deceptively spacious three-bedroom home, set within the sought-after village of Treuddyn, offering a perfect balance of character, modern convenience, and exceptional outdoor living.

Internally, the property boasts a beautifully presented open-plan living and dining space centred around a feature log burner, a well-equipped kitchen, and versatile additional spaces including a home office area and dressing suite to the principal bedroom.

Externally, the property excels with an outstanding, extended rear garden incorporating patio seating, lawn, and a fully developed allotment area complete with greenhouse, raised beds, and chicken run. The addition of a fully powered garden cabin further enhances the lifestyle appeal, providing flexible space for work or leisure.

Ideal for families, keen gardeners, or those seeking a semi-rural lifestyle, this home offers a unique opportunity to enjoy space, privacy, and village living within easy reach of nearby amenities and transport links to Mold and beyond.

Location

Treuddyn is a popular village known for its strong community feel and semi-rural surroundings, offering a peaceful lifestyle while remaining conveniently positioned for access to nearby towns such as Mold. The area is surrounded by open countryside, ideal for walking and outdoor pursuits, while still benefiting from local amenities and good road connections for commuting across North Wales and into the North West.

Accommodation comprises of:

Positioned within a quiet cul-de-sac setting in the desirable village of Treuddyn, 10 Wells Street is a charming and deceptively spacious three-bedroom home, beautifully blending cottage character with modern touches and exceptional outdoor space.

Entrance Porch

1.39 x 1.15 (4'6" x 3'9")
The property is approached via a pretty frontage with a wooden picket fence and planted flower beds, leading into a welcoming porch finished with terracotta tiled flooring and natural light—creating a warm first impression.

Living area

2.63 x 3.61 (8'7" x 11'10")



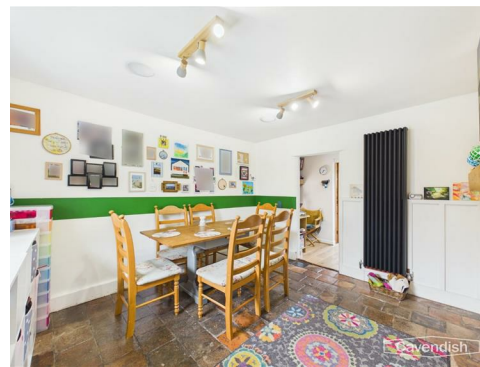
At the heart of the home lies a superb open-plan living and dining space, thoughtfully arranged around a feature log-burning stove set within a brick surround and wooden mantle an inviting focal point that enhances the cottage charm. The living area benefits from stylish wood panelling, integrated speaker system, modern vertical radiator, and flexible lighting. Door leading to utility room and rear door.

Dining Area

3.16 x 3.57 (10'4" x 11'8")



At the heart of the home lies a superb open-plan living and dining space, thoughtfully arranged around a feature log-burning stove set within a brick surround and wooden mantle an inviting focal point that enhances the cottage charm. The dining area, equally well-proportioned, enjoys excellent natural light from twin front-facing windows and offers ample space for entertaining, complemented by built-in storage and contemporary finishes



Hallway / Study

3.32 x 1.39 (10'10" x 4'6")



A versatile rear hallway has been cleverly adapted into a home working space, ideal for modern lifestyles, with fitted storage, wood cladding detail, and LED lighting. There is also a useful storage cupboard housing the water tank for the air source heat pump.

Kitchen

3.10 x 2.57 (10'2" x 8'5")



The kitchen is well-appointed with a range of white wall and base units, contrasting black worktops, and decorative tiled splashbacks. Stainless steel sink and drainage board with instant hot water tap. Integrated appliances include an electric oven and hob with extractor hood, while a large rear-facing window provides pleasant views over the garden. A UPVC glazed door offers direct access to the outdoor space.



Utility

1.53 x 1.02 (5'0" x 3'4")

There is also a useful storage cupboard housing the water tank for the air source heat pump and door leading to rear garden.

Landing

2.60 x 1.19 (8'6" x 3'10")

The landing is bright and airy, enhanced by natural light and offering access to all bedrooms and the family bathroom.

Primary Bedroom

3.03 x 2.51 (9'11" x 8'2")



A standout feature of the home, the principal bedroom benefits from a dedicated dressing area with fitted wardrobes and storage, leading into a spacious bedroom with high ceilings, LED lighting, and a large window overlooking the rear garden—creating a light and tranquil retreat.

Dressing Area

1.88 x 2.05 (6'2" x 6'8")



Bedroom 2

3.03 x 2.41 (9'11" x 7'10")



A comfortable double bedroom with fitted wardrobes, sloping ceilings, and space for additional furniture or a workstation.

Bedroom 3

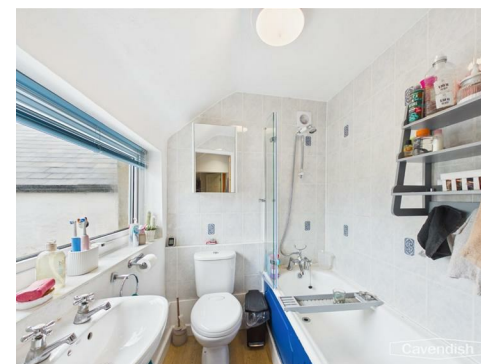
3.07 x 1.94 (10'0" x 6'4")



A cleverly designed third bedroom, currently arranged with bespoke built-in bunk beds—perfect for children or as a flexible guest space.

Family Bathroom

1.75 x 1.62 (5'8" x 5'3")



The bathroom is fitted with a white suite including bath, wash basin, and separate WC, complemented by full-height tiling, heated towel rail, and natural light via an obscured window.

Cabin

1.82 x 4.07 (5'11" x 13'4")



A timber garden cabin provides a fantastic additional space, fully equipped with power and heating from electric heater, lighting, and bespoke storage—ideal as a home office, gym, or creative studio.

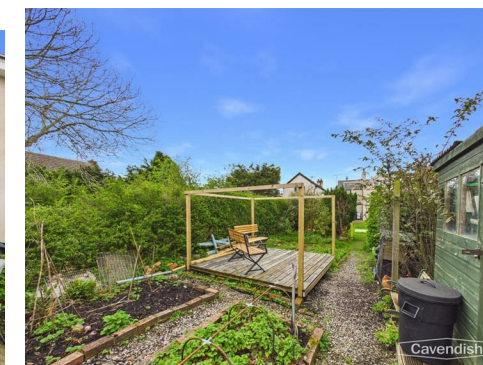
Garden



The rear garden is a true highlight of the property, offering an exceptional level of space and versatility. Immediately to the rear is a sandstone patio seating area, ideal for outdoor dining, leading onto a generous lawn bordered by established planting. Further benefits include a covered side storage area, water butt, and gated access to the front.



Allotment



Beyond, the garden extends into a beautifully arranged allotment-style area featuring raised beds, a greenhouse, chicken run, garden shed, and additional decked seating area—perfect for those with a passion for gardening or outdoor living. Mature hedging ensures a high degree of privacy throughout.

Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band D - Flintshire County Council.

Agents Notes

The property also benefits from Renewable Heat Incentive (RHI) payments associated with the installed air source heat pump. This government-backed scheme provides quarterly payments to the homeowner for generating renewable heat, helping to offset energy costs and improve overall efficiency. The system offers an environmentally friendly heating solution while delivering ongoing financial returns for the remainder of the scheme term (subject to eligibility and transfer conditions).

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Directions

Cavendish Estate Agents 1 High St, Mold CH7 1AZ Head towards High St/B5444 46 ft Turn left at the 1st cross street onto Wrexham St/B5444 0.7 mi Slight right 2.0 mi Slight left onto Ffordd Y Pentre 0.6 mi Continue onto Ffordd Nercwys 0.3 mi Continue on Ffordd Carreg-Y-Llech. Drive to Well St in Treuddyn 3 min (0.8 mi) Turn left onto Ffordd Carreg-Y-Llech 0.1 mi Turn right to stay on Ffordd Carreg-Y-Llech 0.5 mi Turn left onto Ffordd Top-Y-Rhos 0.1 mi Turn left onto Well St Destination will be on the right 141 ft 10 Well St Treuddyn, Mold CH7 4NH