



Lodge Villas

Ffordd Corwen, Treuddyn, Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£170,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

3 Lodge Villas Ffordd Corwen

Treuddyn, Mold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- 2 DOUBLE BEDROOMS TOWN HOUSE
- LARGE SPACIOUS ROOMS WITH HIGH CEILINGS
- RED BRICK PERIOD PROPERTY
- FAR REACHING FIELD VIEWS TO THE REAR
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- CHAIN FREE
- PERFECT FIRST HOME OR FAMILY HOME
- QUIET VILLAGE LOCATION WITH EASY ACCESS TO MOLD, WREXHAM AND CHESTER
- DDA ADAPTED



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Entrance Hallway

Accessed via a double glazed door with stairs to the first floor, wall mounted radiator, door opening to the dining room

Dining Room

14' 7" x 13' 2" (4.45m x 4.01m)

PVC double glazed window to the rear, Open fire place with ornate tiled back piece and hearth with timbe mantle, wall mounted radiator, door to kitchen and sliding doors to the lounge

Lounge

12' 5" x 11' 7" (3.79m x 3.53m)

PVC double glazed bay window to the front aspect, wall mounted radiator

Kitchen

11' 0" x 9' 0" (3.35m x 2.74m)

A range of modern wall, drawer and base units, worktop, sink units, plumbing for washing machine and space for a fridge, tiled splashbacks, PVC double glazed window to the side

Boot Room / Utility Space

9' 0" x 8' 5" (2.74m x 2.57m)

An exposed brick storage area which would make an ideal utility area, home office or workshop, PVC door opening to the rear garden



First Floor Landing

DDA adapted door way opening to an adapted wet room and DDA adapted doorway to the second bedroom. door to bedroom one, access to roof space

Bedroom One

14' 7" x 13' 0" (4.45m x 3.96m)

PVC double glazed window to the front, wall mounted radiator, built in wardrobes

Bedroom Two

13' 2" x 9' 5" (4.01m x 2.87m)

DDA adapted door way, PVC double glazed window to the rear, wall mounted radiator

Bathroom / Wet Room

An adapted wet room wit large wall mounted pedestal wash hand basin, close coupled WC and shower area, wall mounted radiator, obscure PVC double glazed window to the rear





GARDEN

A low maintenance space laid to paving, brick built storage shed housing an oil boiler, far reaching and idyllic views over rolling fields.

FRONT GARDEN

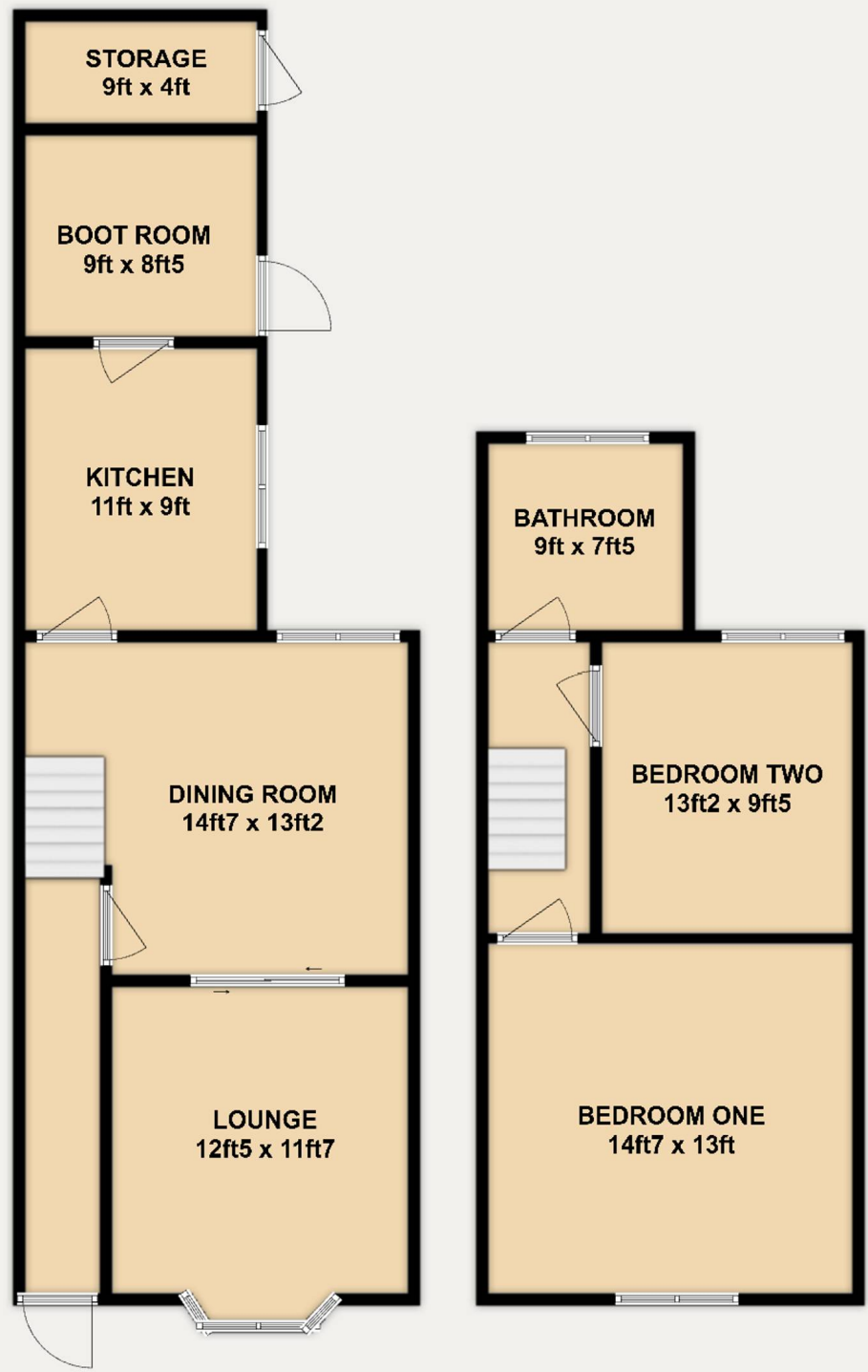
Laid to paving with potential for off road parking, pathway leading to main entrance doorway

OFF STREET

2 Parking Spaces

The rear garden is currently utilised as off road parking, there is also off road parking to the front of the property upon removal of a dwarf wall







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To arrange a viewing please contact

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