



FOR SALE

Price £525,000

Plot 1, Llys-Y-Dderwen Ffordd-Y-Bont, Treuddyn,
Mold, Flintshire, CH7 4LS

(PLOT 1)

A select development of four prestigious architect designed properties, idyllically situated enjoying unspoilt countryside views yet convenient to excellent transport links.



Mold (4.5 miles), Wrexham (8.5 miles), Chester (14 miles).
(All distances are approximate).



- Select development of only 4 new homes
- Stylish design with high specification finish
- Sociable & family friendly layout
- Detached double garage
- Views over countryside
- LABC Warranty

DESCRIPTION

Halls are delighted with instructions to offer Plot 1, Llys-Y-Dderwen, Treuddyn, Nr Mold for sale by private treaty.

Plot 1 Llys-Y-Dderwen, will comprise an architect designed, attractive four bedroom detached family house with a detached double garage, ample parking space and gardens enjoying views over open countryside, in this select and prestigious development of only four properties situated a short distance from the rural village of Treuddyn.

The property, which is currently in the course of construction by award winning local developer ErLas Developments Ltd, will provide around 1500 sqft of accommodation (excluding detached double garage) designed to provide a family friendly and sociable living space, providing, on the ground floor, a reception Hall, Kitchen/Dining area, Utility Room, Living Room, Snug and downstairs Cloakroom together with four first floor Bedrooms (Bedroom One with En-Suite Shower Room) and a family Bathroom. The property will benefit from an a gas fired central heating system, double glazed windows and doors throughout and will include an LABC warranty.

Outside, the property will be complimented by an extensive gravelled drive providing ample space leading to a detached double garage. The gardens will include a paved patio area providing ideal space for outdoor entertaining and leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape according to one's own individual taste and preferences. The gardens will enjoy lovely views over countryside.

The property will be finished to a high specification with the added opportunity of having an input in to the final finish (subject to early reservation and the necessary deposit). This new development is currently in the course of construction, however, the property is available for reservation immediately and is estimated to be ready for occupation by Summer 2026 subject to there being no unforeseen delays.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



0.2 of a mile and bear left in to Ffordd-Y-Bont. Continue for a further 0.2 of a mile and Llys-Y-Dderwen will be positioned on the right hand side identified by a 'For sale' board.

SPECIFICATION

The property is being built to a specification set by Erlas Developments Ltd, further details of which can be provided upon request. However, Erlas Developments Ltd are happy to allow purchasers to have an input in to certain aspects of the finish of the property, providing an exchange of contracts has taken place, all alternations are paid for in full prior to the work being carried out. In the event that completion of the sale does not proceed, any payments made will be non refundable.

All properties benefit from:

- Anthracite pvc cast iron effect gutters and downspout pipes
- Anthracite pvc double glazed windows and doors (Bi fold doors aluminium)
- Electric garage door

PLOT 1 SPECIFIC

- Feature fireplace with slate hearth, oak beam and log burner
- Range of quality fitted units with integrated appliances and quartz worktops - kitchen and utility
- Underfloor heating to bathroom and en suite
- Bi fold doors to garden
- Master bedroom vaulted ceiling, French doors and Juliet balcony (to open countryside)



property is within 8-10 weeks of completion to enable the legal process to commence at which point the vendors solicitors will be instructed to issue the contract documentations. An exchange of contracts will need to take place within 6 weeks of the issue of the draft contract with a completion date to be confirmed. However, should the purchasers not proceed to an exchange of contracts within the required timescale, Erlas Developments Ltd reserve the right to remarket the property and retain the non-refundable reservation fee.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Flintshire County Council 01352 702121.

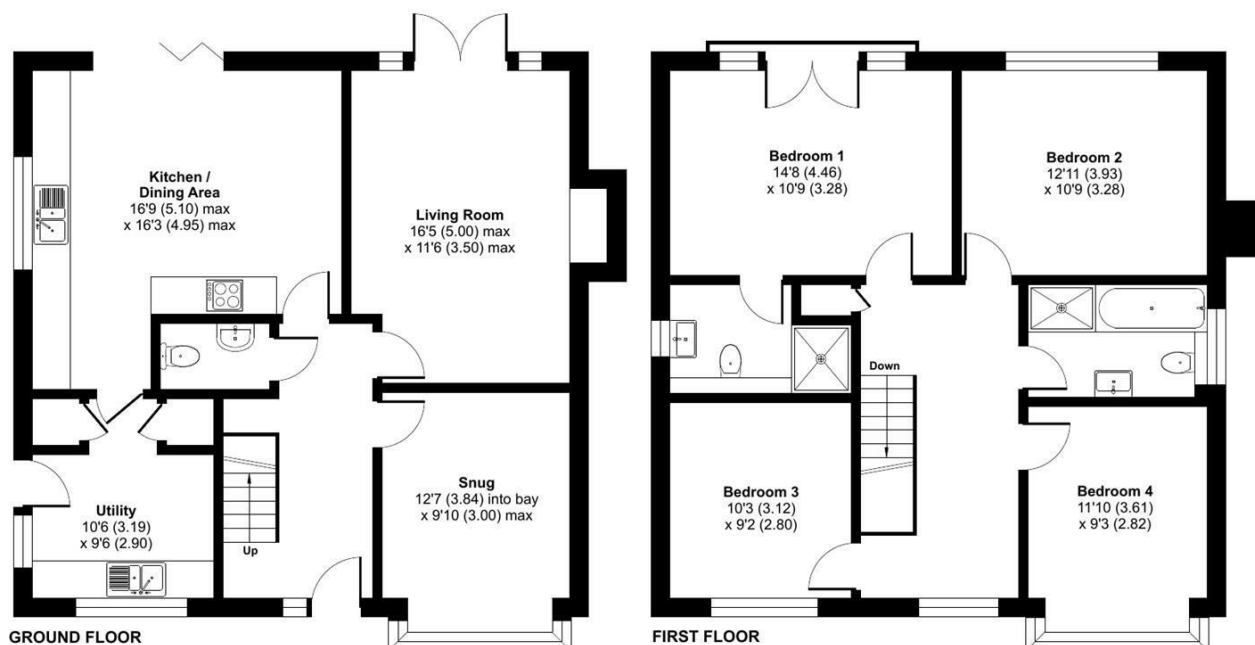
VIEWINGS

We would urge prospective purchasers not to enter the site without prior arrangement. Please contact Halls to arrange a viewing 01691622602/ellesmere@halls.gb.co.uk.

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Approximate Area = 1598 sq ft / 148.4 sq m
For identification only - Not to scale



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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