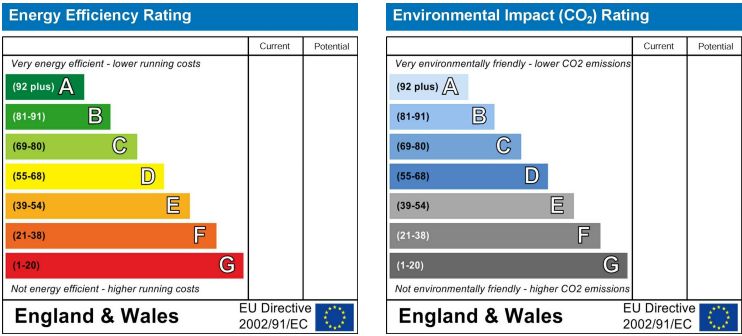
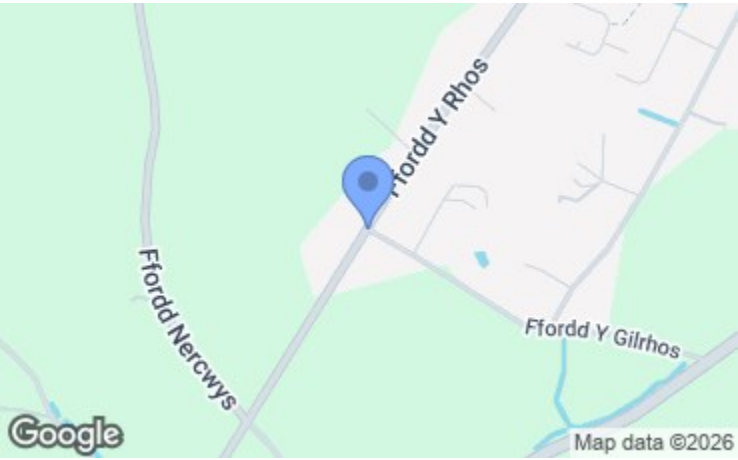
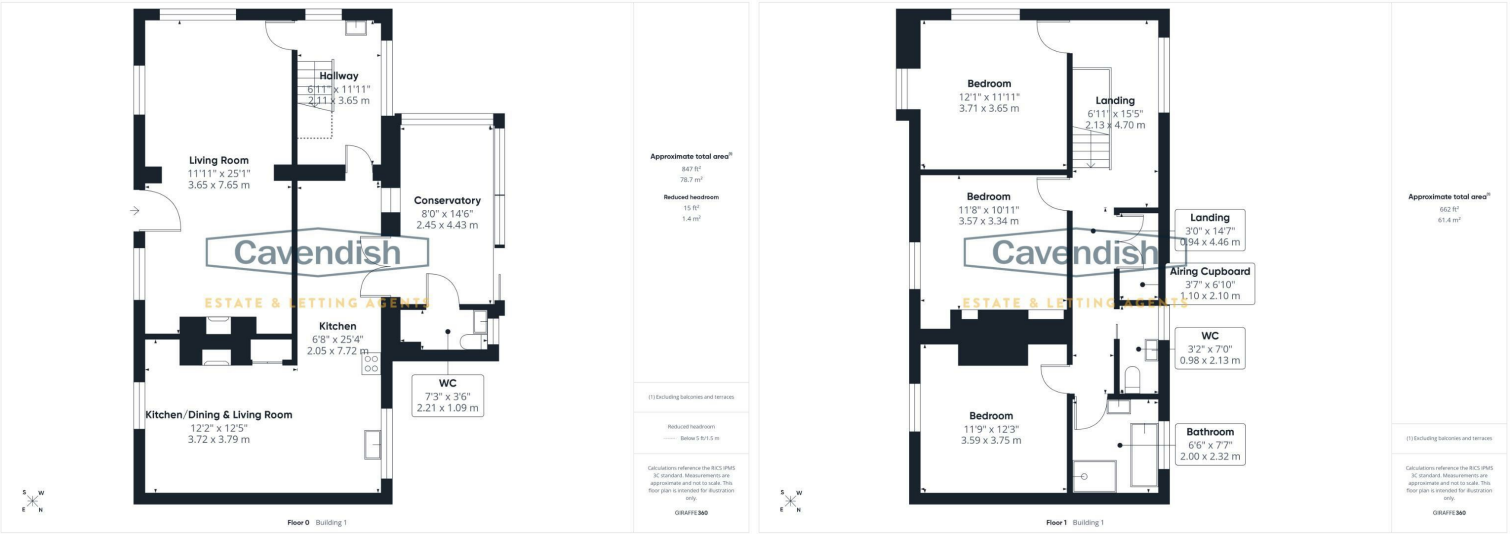




Preswylfa Ffordd Y Rhos
Treuddyn, Mold,
CH7 4NN

Offers Over
£475,000

Occupying a delightful position within the sought-after village of Treuddyn, Preswylfa is a charming three-bedroom detached stone cottage combining period character with impressive modern energy efficiency. Beautifully presented throughout, the property retains a wealth of original features including exposed beams, fireplaces and cottage-style detailing, whilst benefitting from an air source heat pump, solar panels, Tesla battery storage and a detached double garage.

Standing within beautifully landscaped gardens with ponds, mature planting and productive raised vegetable beds, this wonderful home offers a peaceful village lifestyle just a short drive from Mold, making it ideal for families or those seeking the charm of country living without compromising on convenience.

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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Location



Treuddyn is a highly desirable Flintshire village surrounded by beautiful rolling countryside whilst remaining conveniently positioned for access to Mold, Wrexham and the A55 North Wales Expressway. The village offers a strong sense of community together with local amenities highly regarded local farm shop , primary schooling and excellent countryside walks, making it particularly popular with families and those seeking a quieter pace of life. The nearby market town of Mold provides a comprehensive range of shops, cafés, restaurants and highly regarded schools, with Chester and the North West easily accessible for commuters.

External



Preswylfa occupies a generous plot approached through timber entrance gates opening onto an extensive brick-paved driveway

providing parking for several vehicles. A detached double garage benefits from electric roller doors, power, lighting, additional side access and useful overhead storage. Adding further appeal are the property's outstanding eco credentials, including solar panels, a Tesla battery storage system and an air source heat pump, helping to significantly improve energy efficiency and reduce running costs.

Living Room

3.65 x 7.65 (11'11" x 25'1")



A beautifully proportioned dual-aspect reception room bursting with character. An attractive feature fireplace with bespoke fitted bookcases creates an inviting focal point, whilst exposed ceiling beams, a charming bay window and additional side window flood the room with natural light. Two radiators ensure year-round comfort, creating a wonderful space for relaxing or entertaining.



Garage

5.88 x 4.90 (19'3" x 16'0")



Agents Notes

Despite its characterful period features, including exposed stone walls and beams, the property offers the efficiency and comfort of a modern home. Fully insulated with an impressive EPC rating of B, it remains warm in winter and cool in summer. The property benefits from a 3.8kW solar PV system, generating an index-linked Feed-in Tariff income of approximately £2,631 per annum (based on the last 12 months), payable until 29th November 2036. A recently installed 13.5kWh Tesla battery stores surplus solar energy for use when required, significantly reducing electricity costs. Heating is provided by an air source heat pump, with the battery able to recharge overnight on the Octopus Go tariff (currently 8.2p/kWh), providing economical energy throughout the year. The property also benefits from a Pod Point EV charger, which can take advantage of the same low overnight tariff. Mains gas is connected solely to the gas hob and is supplied on a zero standing charge tariff, with annual costs of approximately £20- All these price are subject to changes at the providers discretion.

Tenure

Council Tax

AMI

Extra Serivecs

Awarding Wining Letting Service

Viewings

Upstairs W/C
0.98 x 2.13 (3'2" x 6'11")



A useful additional cloakroom featuring a contemporary suite with vanity wash basin, concealed cistern WC and attractive tiled finishes.

Garden



The gardens are a particular highlight of the property. Mature lawns are complemented by beautifully stocked flower borders, ornamental ponds with water features, established trees and a variety of shrubs creating a peaceful and colourful setting. Raised vegetable beds provide an ideal opportunity for keen gardeners, whilst a greenhouse further enhances the property's self-sufficient appeal. A paved patio adjoining the conservatory provides an excellent space for outdoor dining and entertaining, all framed by the property's charming stone elevations draped with mature wisteria.



Hallway
2.11 x 3.65 (6'11" x 11'11")



The hallway provides access to the principal reception rooms whilst housing the controls for the property's renewable energy system.

Kitchen
2.05 x 7.72 (6'8" x 25'3")



The hub of the home is this superb farmhouse-style kitchen, fitted with an extensive range of timber wall and base units complemented by elegant black granite worktops. A Rangemaster range gas cooker which provides the perfect centrepiece, alongside an integrated Miele dishwasher, built-in fridge freezer, pantry cupboard and generous central island with breakfast seating. Large windows enjoy delightful views across the gardens and ornamental pond.



Snug
3.72 x 3.79 (12'2" x 12'5")



Open to the kitchen, the cosy snug provides a wonderful informal sitting area centred around a charming wood-burning stove with timber mantel and exposed beams, making this the perfect place to unwind during the colder months

Conservatory
2.45 x 4.43 (8'0" x 14'6")



Enjoying a lovely outlook across the beautifully landscaped gardens, the conservatory provides an excellent additional reception space with French doors opening directly onto the rear patio, creating an ideal connection between the house and garden.

Downstairs W/C Utility
2.21 x 1.09 (7'3" x 3'6")

A practical and well-designed utility area incorporating plumbing for laundry appliances, fitted storage, built-in worktops, cloakroom facilities with WC and wash basin, together with additional cupboard space.

Landing
2.13 x 4.70 (6'11" x 15'5")



The landing provides access to the principal reception rooms whilst housing the controls for the property's renewable energy system. Airing cupboard housing the Mitsubishi renewable heating system.

Bedroom 1
3.57 x 3.34 (11'8" x 10'11")



A generous double bedroom enjoying pleasant views over the

surrounding gardens, complete with fitted carpeting, radiator and excellent natural light.



Bedroom 2
3.71 x 3.65 (12'2" x 11'11")



A spacious dual-aspect double bedroom benefiting from an extensive range of fitted mirrored wardrobes, creating superb storage whilst enjoying a bright and airy feel.

Bedroom 3
3.59 x 3.75 (11'9" x 12'3")



Another comfortable double bedroom with fitted storage, pleasant outlook and useful storage.

Bathroom
2.00 x 2.32 (6'6" x 7'7")



Beautifully appointed with attractive stone-effect tiling, a panelled bath, separate double shower enclosure, vanity wash basin with storage beneath and heated towel rail, creating a stylish family bathroom.