

30 Bro Brwynog, Treuddyn, Mold, CH7 4AL

Cavendish
ESTATE AGENTS

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Floor 0



Floor 1

Approximate total area⁽¹⁾
821 ft²
76.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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		73	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-58) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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NEW
£220,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated within a quiet cul-de-sac in the popular village of Treuddyn, this well-presented three-bedroom semi-detached home offers modern and practical living accommodation ideal for first-time buyers or young families.

The property briefly comprises an entrance hallway, downstairs WC, spacious living room with access to the rear garden, and a modern kitchen opening into a dining area. To the first floor are three bedrooms, including a primary bedroom with fitted wardrobes and ensuite shower room, together with a contemporary family bathroom.

Externally, the property benefits from driveway parking for two vehicles to the front and a low-maintenance rear garden with patio and artificial lawn. The home also benefits from an air source heat pump system and the option for the property to be sold with furniture available by separate negotiation.



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LOCATION

Treuddyn is a popular village located on the outskirts of Mold, offering a peaceful residential setting while still providing convenient access to nearby towns and cities. The village benefits from local amenities, schools and community facilities, while the surrounding countryside offers excellent opportunities for walking and outdoor activities. The nearby market town of Mold provides a wider range of shops, restaurants, leisure facilities and well-regarded schools. The location also offers easy access to Wrexham, Chester and the wider North Wales road network, making it ideal for commuters seeking village living with strong transport connections.

EXTERNAL



The property is approached via a paved driveway providing off-road parking for two vehicles, complemented by a neatly presented front lawn designed for low maintenance. A flagstone pathway leads to the grey-painted UPVC front door which opens into the welcoming entrance hallway.

HALLWAY



The hallway features wood-effect flooring, a radiator, and ceiling light pendant, along with space for coats and everyday storage. Carpeted stairs rise to the first floor, and doors lead to the ground floor accommodation. A useful under-stairs storage cupboard is also located here.

KITCHEN



Situated to the front of the property, the kitchen is fitted with a range of modern wall and base units in a white wood-effect finish with wooden worktops and under-counter lighting. A stainless steel sink with adjustable mixer tap sits beneath a double-glazed window overlooking the front aspect. Integrated appliances include a Bosch electric hob and oven with stainless steel splashback and extractor above. There is also space and plumbing for a washing machine and space for a freestanding fridge freezer. The kitchen opens into a dining area with an additional double-glazed window to the side aspect, creating a pleasant and practical space for everyday meals or entertaining guests.



DINING AREA



DOWNSTAIRS WC

Conveniently positioned off the hallway, the cloakroom comprises a white WC and wash basin with splashback, radiator and LED lighting, with wood-effect flooring continuing from the hallway.

LIVING ROOM



The living room is a spacious and bright reception area located to the rear of the property. Wood-effect flooring continues throughout, complemented by two radiators and two ceiling light pendants. A double-glazed window overlooks the rear garden, while UPVC glazed doors provide direct access outside, creating an ideal space for both relaxing and entertaining.



LANDING



The first-floor landing provides access to all bedrooms and the family bathroom. The space includes a radiator, ceiling light pendant, access to the loft, and a ventilation system.

PRIAMRY BEDROOM



A generously sized double bedroom positioned to the rear of the property, enjoying views over the garden. The room features carpeted flooring, radiator, ceiling light pendant and built-in wardrobes with sliding mirrored doors and integrated lighting, offering excellent storage. A door leads through to the ensuite shower room.



ENSUITE



The ensuite is fitted with a corner shower enclosure with curved sliding glass doors and white tiled splashback. The suite also includes a white wash basin with splashback, WC, radiator and double-glazed window, with wood-effect flooring and LED lighting completing the space.

BEDROOM 2



A second well-proportioned double bedroom located to the front of the property, featuring carpeted flooring, radiator, ceiling light pendant and a double-glazed window. The room also benefits from built-in wardrobes with sliding mirrored doors providing additional storage.

BEDROOM 3



Currently arranged as a single bedroom, this room offers flexibility as a nursery, home office or guest room. It includes carpeted flooring, radiator, ceiling light pendant and a double-glazed window. A built-in storage cupboard houses the heating system and water tank.

FAMILY BATHROOM



The family bathroom is fitted with a white suite comprising a bath with grey tiled splashback, wash basin and WC. Additional features include LED lighting, a heated towel radiator and a full-length mirror above the basin, with an obscured window providing natural light and ventilation.

GARDEN



The rear garden has been designed with ease of maintenance in mind and features a patio seating area alongside an artificial lawn. Wooden fencing provides privacy and security, while side access leads to the front of the property. An air source heat pump is also positioned within the garden.



TENURE

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

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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