

Floor 0



Floor 1

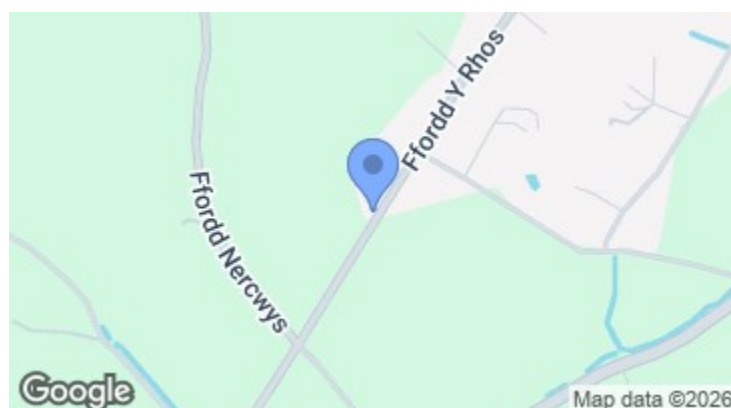
Approximate total area^m
 2587 ft²
 240.3 m²
 Reduced headroom
 66 ft²
 6.1 m²

(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		60	69
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Bwthyn Y Rhos Ffordd Y Rhos

Treuddyn, Mold,
CH7 4NJ

Offers Over
£625,000

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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Nestled in the charming village of Treuddyn, Mold, this splendid house on Ffordd Y Rhos offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests. The three well-appointed reception rooms provide versatile spaces that can be tailored to your lifestyle, whether you desire a formal sitting area, a cosy family room, or a dedicated home office.

The house boasts three modern bathrooms, ensuring convenience for all residents and visitors alike. This thoughtful layout enhances the overall functionality of the home, making it suitable for both entertaining and everyday living.

Set in a picturesque location, the property benefits from the tranquillity of village life while remaining within easy reach of local amenities and transport links. Treuddyn is known for its friendly community and beautiful surroundings, making it an excellent choice for families and individuals alike.

This house presents a wonderful opportunity to create a warm and inviting home in a desirable area. With its spacious interiors and charming location, it is sure to appeal to those looking for a property that combines comfort with practicality. Do not miss the chance to make this delightful house your new home.

Entrance Porch
0.94 x 1.61 (3'1" x 5'3")

The entrance porch greets visitors with a timber door framed by twin side windows, allowing soft daylight to spill across red quarry tiles.

Dining Room
3.55 x 4.19 (11'7" x 13'8")



The dining room is centred around a striking stone fireplace with a log burner, creating a warm and inviting focal point. A feature oak beam above the fireplace adds character and subtle architectural interest, while wooden-framed windows to the front elevation provide pleasant views over the adjacent fields and allow natural light to fill the space. Wilton carpeting runs underfoot, offering both durability and a seamless connection to the adjoining living area. A door leading to the entrance porch ensures a practical and easy transition from outside to inside, enhancing the room's everyday functionality.

Main Entrance Porch
1.90 x 0.85 (6'2" x 2'9")



The second porch, accessed directly from the private parking area, provides a practical and convenient entry point, ideal for easy access from the car. The space includes a built-in cloakroom/storage area, offering useful everyday functionality, and is fitted with a radiator for added comfort.

Entrance Hall
2.11 x 3.84 (6'11" x 12'7")



A statement of architectural grace, the entrance hall features a sweeping bespoke staircase rising to the first floor, complemented by a striking stone feature wall. Terracotta tiled flooring adds warmth and

character underfoot, while radiator heating is subtly integrated for comfort. Natural light filters in through a side-facing window and a skylight/Velux window, creating a bright and welcoming atmosphere. Doors lead to the principal living areas and integral garage, ensuring a seamless flow throughout the home.



Living Room
3.41 x 5.31 (11'2" x 17'5")



Generous and welcoming, the living room is defined by a wood-burning stove set within a brick surround and complemented by a wooden beam, creating a charming focal point. Exposed ceiling beams add character and a sense of rustic appeal, while wooden double-glazed windows to the rear and side elevations allow natural light to flow effortlessly into the space. The room opens through to the morning room, providing a versatile setting ideal for relaxed entertaining or quiet moments of reflection.

Morning Room
3.41 x 2.94 (11'2" x 9'7")



Bathed in natural daylight from French doors opening onto the patio and a side-facing window, this room combines elegance with a welcoming sense of warmth. Exposed ceiling beams add texture and character to enhance the space, while radiators provide comfort throughout the year. With ample room to accommodate a baby grand piano at the far end, the room offers flexibility for both musical enjoyment and everyday living. Ideal for morning contemplation or casual gatherings, it creates a seamless connection between the interior and garden. An electric shutter for the French doors provides convenience and security.

Kitchen
5.09 x 3.06 (16'8" x 10'0")



A blend of practicality and refinement, the kitchen is fitted with a range of wall and base units complemented by durable work surfaces. Integrated appliances include a Hotpoint dishwasher and fridge-freezer, alongside a Bosch double oven and a Bosch electric hob with extractor fan. A stainless-steel sink and drainer are set against part-tiled walls, while tiled flooring adds a sense of continuity and durability underfoot. A side-facing window offers pleasant views of the grounds, and a dedicated dining area within the kitchen creates a welcoming and sociable space for everyday family life.



Utility Room
1.94 x 2.31 (6'4" x 7'6")

Adjacent to the kitchen, the utility offers wall and base units with complementary worktops, red quarry tiled floors, and a sink with drainer. Part-tiled walls and loft access enhance practicality, while space is provided for a washing machine and freezer, maintaining the integrity of the kitchen for daily use.

Snug
3.55 x 3.03 (11'7" x 9'11")



The snug presents a stone-surround oil-burning stove beneath an oak beam, with a front-facing window and radiator. This intimate retreat is ideal for reading, private conversation, or a quiet moment of respite.

Inner Hall
2.17 x 1.13 (7'1" x 3'8")

With tiled flooring and built-in storage, the inner hall provides access to the rear garden and the house's other reception areas. Radiator heating ensures warmth, while doors lead seamlessly to surrounding rooms.

Cloakroom
2.23 x 1.06 (7'3" x 3'5")



Immediately accessible from the porch, the cloakroom combines practicality with traditional styling, featuring stone flooring, a low-level WC, and a pedestal hand basin. A side-facing window allows gentle natural light to fill the space. The Worcester boiler is neatly enclosed within a built-in cupboard, while an airing cupboard and additional wall-mounted cupboard provide useful extra storage.

Landing



The first-floor split landing is characterised by a bespoke staircase and exposed beam features, combining a sense of grandeur with everyday functionality. Ample natural light illuminates the corridor, which provides access to all bedrooms and the family bathroom. The space also benefits from an extremely large storage cupboard with hanging space for coats, and an area ideally suited for a reading corner.

Master Bedroom
3.41 x 4.68 (11'2" x 15'4")



A dual-aspect sanctuary with wooden windows to side and rear elevations, offering tranquil garden views. Built-in wardrobes provide storage, and loft access adds flexibility. Radiator heating ensures comfort, while a door leads to a private en-suite bathroom.



Master En-suite
1.12 x 3.05 (3'8" x 10'0")



Elegantly appointed with tiled walls and floors, the en-suite includes a double shower cubicle with electric shower, wall-hung wash hand basin with storage, and low-level WC. A side-facing window provides soft daylight, harmonising practicality and style.

Bedroom Two
3.57 x 3.21 (11'8" x 10'6")



Windows to the front and side elevations frame idyllic countryside views, while built-in wardrobes and a dressing table provide convenience. Radiator heating and loft access complete this refined sleeping space, which benefits from an adjoining en-suite shower room.

Bedroom Two En-suite
0.91 x 3.00 (2'11" x 9'10")



Finished with tiled floors and walls, folding glass door shower cubicle, wall-hung basin with storage, and low-level WC, this en-suite is both practical and quietly elegant. A side-facing window enhances light and ventilation.

Bedroom Three
3.96 x 6.02 (12'11" x 19'9")



The newest addition to the home, this versatile room is bright and airy, featuring two Velux windows and a side-facing window that invite an abundance of natural light. A characterful stone feature wall enhances its appeal, while a significant amount of eaves storage, along with a large built-in cupboard, provides excellent practicality. Adaptable in its use, the space lends itself equally well as a bedroom, study, children's' playroom or creative retreat.

