REID & ROBERTS

INDEPENDENT ESTATE AGENTS



21 Maes Glyndwr

Treuddyn, Mold, CH7 4NB

£200,000

3 1 2 B





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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully maintained three bedroom home, boasting generous accommodation and charming character features. Ready to move straight into, this property is an ideal choice for first time buyers and growing families seeking a spacious, energy efficient home without the need for immediate improvements.

The ground floor offers a welcoming entrance hallway, downstairs WC, spacious galley style kitchen with ample worktop space, separate dining room and an inviting lounge featuring a striking curved chimney breast, cast iron log burner and beautifully carved oak mantel. Upstairs, three generously proportioned double bedrooms are complemented by an exceptionally spacious four piece family bathroom with a raised inset bath and separate rainfall shower.

Externally, a golden gravelled driveway provides off road parking for approximately three to four vehicles, alongside a lawned front garden bordered by established hedging. The enclosed, low maintenance rear garden has been thoughtfully arranged to provide several areas for outdoor dining, relaxing and entertaining, with the added benefit of a separate laundry room, dedicated log store and a versatile workshop with power and lighting, ideal for hobbies or additional recreational space.

A particularly attractive feature of this home is its excellent energy efficiency, benefiting from solar panels, a Vaillant air source heat pump and an impressive EPC rating of B. With the potential for reduced running costs, this property combines traditional character with the benefits of modern, energy efficient living.

Accommodation Comprises:

The property is approached via a golden gravelled driveway leading to a canopy porch with a tiled entrance step. A uPVC front door with a decorative frosted and stained glass double glazed panel opens into:

Reception Hall

A welcoming entrance hallway featuring tiled flooring, a double panelled radiator, inset ceiling spotlights and a uPVC double glazed window to the side elevation, allowing natural light to filter into the space. A turned staircase rises to the first floor accommodation, with doors leading to the downstairs WC and dining room and an opening providing access to the kitchen.

Downstairs W.C

Thoughtfully arranged to make excellent use of the available space, comprising a low flush WC and a wash hand basin set upon a complementary worktop within a recessed alcove, finished with tiled splashbacks and an inset spotlight above. Tiled flooring continues from the hallway, with a frosted uPVC double glazed window to the side elevation.

Dining Room

A lovely, well proportioned reception room offering ample space for a family dining table and additional furniture, making it equally suited to everyday family meals and entertaining guests.

A large uPVC double glazed window to the front elevation allows plenty of natural light into the room, complemented by coved ceilings, a central ceiling light point and a double panelled radiator.

Wooden double doors with frosted glazed panels open into the lounge, allowing the two reception rooms to flow naturally together whilst retaining the option to create separate living spaces when desired.

Lounge

A particularly spacious and inviting reception room, centred around a striking feature fireplace. The curved, textured chimney breast incorporates an exposed brick recess and tiled hearth, housing a cast iron log burner beneath a beautifully carved oak mantel bearing the Welsh inscription 'Duw bendithia'r ty hwn', meaning 'God bless this house'. This charming detail adds a wonderful sense of character and individuality to the home.

A large uPVC double glazed window to the front elevation allows natural light to fill the room, whilst its generous proportions offer plenty of flexibility for furniture arrangements.

Further features include coved ceilings, a central ceiling light point, television points, a double panelled radiator and carpeted flooring.

Kitchen

A generously proportioned galley style kitchen offering excellent worktop and storage space, arranged into two distinct sections either side of the rear entrance door.

To one side, the kitchen is fitted with a range of base units with complementary worktops over, incorporating a stainless steel one and a half bowl sink unit with matching drainer and mixer tap, positioned beneath a uPVC double glazed window overlooking the rear garden. An integrated undercounter fridge and additional cabinetry provide further practical storage.

The opposite section houses a further range of base units with complementary worktops, incorporating a circular stainless steel sink with mixer tap, an integrated electric oven with four ring electric hob and a stainless steel and glass extractor hood above. A further uPVC double glazed window to the rear elevation provides additional natural light.

The kitchen is finished with tiled splashbacks, tiled flooring, inset ceiling spotlights and a double panelled radiator. A tall fitted cupboard provides additional storage and houses electrical services, whilst a uPVC door with frosted double glazed panels provides direct access to the rear garden.

First Floor Accommodation

Landing

Featuring inset ceiling spotlights and a large loft access hatch with a pull down ladder. Doors lead to all three bedrooms and the family bathroom.

Bedroom One

A wonderfully spacious principal double bedroom, offering ample room for wardrobes, drawers and additional bedroom furniture.

A decorative Victorian style cast iron fireplace set within the chimney breast provides an attractive character feature, with a wall mounted television point positioned above.

The room further benefits from a uPVC double glazed window to the front elevation, coved ceilings with inset spotlights, a double panelled radiator and carpeted flooring.

Bedroom Two

A further generously proportioned double bedroom, enjoying views over the rear garden through a uPVC double glazed window. The room offers plenty of space for a double bed, wardrobes and additional furniture.

Finished with coved ceilings, inset ceiling spotlights, television points, ample electrical sockets, a double panelled radiator and carpeted flooring.

Bedroom Three

Unlike many traditional third bedrooms, this room offers generous proportions with space to accommodate a double bed and additional bedroom furniture.

A recessed alcove incorporates fitted shelving with built in cupboards beneath, providing practical storage without compromising the available floor space.

Further features include a uPVC double glazed window to the front elevation, coved ceilings, inset ceiling spotlights, a wall mounted television point, electrical sockets, a double panelled radiator and carpeted flooring.

Bathroom

An exceptionally spacious family bathroom, beautifully arranged to accommodate a four piece suite comprising a low flush WC, pedestal wash hand basin, raised inset bath set within a tiled surround and a separate corner shower enclosure.

A tiled step leads up to the bath, creating a distinctive feature within the room, whilst the fully tiled shower enclosure benefits from a mains powered rainfall shower with an additional handheld shower attachment.

The bathroom is finished with half height tiled walls, fully tiled flooring, coved ceilings, inset ceiling

spotlights, a double panelled radiator and a wall mounted chrome ladder style heated towel rail.

A uPVC double glazed window to the rear elevation overlooks the garden and allows natural light into this wonderfully spacious room.

Outside

To The Rear

The enclosed rear garden has been thoughtfully arranged to create several distinct areas for relaxing, outdoor dining and entertaining, whilst remaining relatively low maintenance.

Immediately to the rear of the property is a concrete patio area, bordered by a characterful stone wall incorporating raised herb and planting beds. This area also provides access to the separate laundry room and accommodates the Vaillant air source heat pump.

A timber gate and paved step lead into the main garden, where a newly paved patio provides an ideal setting for outdoor dining furniture or a comfortable outdoor seating area. An artificial lawn sits alongside a further generously sized concrete terrace, offering additional space for entertaining or the opportunity to create another seating area.

Gravelled borders incorporate a variety of established shrubs and bushes, whilst a raised timber planting bed and mature feature tree provide greenery and interest towards the rear of the garden.

The garden further benefits from a separate workshop and gated access to a dedicated storage area. Accessed via a timber gate from the rear garden, this dedicated storage area features concrete flooring and purpose built shelving for the storage of logs, together with additional space for bins, gardening equipment and other household items.

The area is screened from the main garden, helping to keep the outdoor living spaces neat and organised, with timber fencing and a further gate providing access to the front of the property.

Laundry Room

A purpose built external laundry room provides a practical addition to the property, allowing laundry appliances to be conveniently housed away from the main living accommodation.

Accessed via a uPVC door with a double glazed panel, the room features painted exposed brick walls, a pitched roof and a fitted worktop with space and plumbing beneath for a washing machine, together with space for a tumble dryer.

Further benefits include a water tap, power and lighting, and a uPVC double glazed window to the side elevation overlooking the garden.

Workshop

A versatile detached, timber clad outbuilding offering excellent potential for a variety of uses, whether as a hobby room, workshop, games room or an additional recreational space for older children.

Accessed via a uPVC door with decorative frosted double glazed panels, the building features fitted shelving and workbench space, a corrugated roof, power and lighting, together with external security lighting.

A fantastic addition to the garden, providing useful space away from the main house.

To The Front

The property is approached via a golden gravelled driveway providing off road parking for approximately three to four vehicles.

Alongside the driveway is a mainly lawned front garden, bordered by established hedging which provides a welcome degree of privacy and creates an attractive approach to the home.

A timber gate to the side provides access to the rear garden.

Council Tax Band - C

EPC Rating - B

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

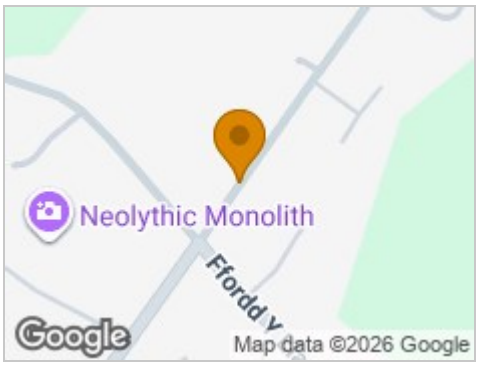








Road Map



Hybrid Map



Terrain Map



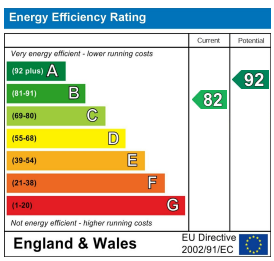
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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3a Chester Street, Mold, Flintshire, CH7 1EG
Tel: 01352 700070 Email: mold@reidandroberts.com https://reidandroberts.com/