REID & ROBERTS

INDEPENDENT ESTATE AGENTS



44 Maes Glyndwr

Treuddyn, CH7 4ND

Offers In The Region Of £140,000

3 | 1 | 1 | E





44 Maes Glyndwr

Treuddyn, CH7 4ND

Offers In The Region Of £140,000







Property Description

Reid & Roberts Estate and Letting Agents are pleased to offer to the market this three bedroom property, situated within a charming village setting and presenting an exciting opportunity for purchasers seeking a full renovation project. Offering generously proportioned accommodation, three bedrooms and plenty of scope for improvement, this property is ideal for those looking to put their own stamp on a home and create something truly special. Requiring comprehensive modernisation and refurbishment throughout, the property provides a fantastic blank canvas for buyers with the vision and enthusiasm to transform it into a welcoming village home. The accommodation offers a practical layout with a lounge featuring an open fireplace, a separate kitchen, ground floor bathroom and three bedrooms to the first floor, together with an additional WC. The property also benefits from useful storage areas, including a spacious understairs cupboard offering potential for alternative uses, subject to any necessary consents. Externally, the property is approached via a paved driveway with an additional gravelled area to the front, whilst a rear yard provides further outdoor space with scope for enhancement. For those searching for a renovation opportunity in a quaint village location, this property offers the chance to breathe new life into an existing home and create a space tailored entirely to their own tastes and requirements.

Accommodation Comprises

The property is approached via a paved driveway, complemented by a gravelled area to the front. A UPVC double glazed entrance door opens into the entrance hallway, providing access to the ground floor accommodation, with a staircase rising to the first floor.

Entrance Hallway

Accessed via a UPVC double glazed entrance door, the hallway provides a welcoming introduction to the accommodation, with a staircase rising to the first floor, a central ceiling light point and smoke alarm. A door leads through to the lounge.

Lounge

A generously proportioned reception room offering plenty of potential to create a comfortable and inviting living space. An open fireplace provides a traditional focal point, offering an opportunity to retain a characterful feature as part of the property's renovation. A UPVC double glazed window overlooks the front elevation, allowing natural light to enter the room. Further features include tiled flooring, a textured ceiling, central ceiling light point and double panel radiator. A particularly useful addition is the substantial understairs storage cupboard, which offers excellent storage and could potentially be adapted to create a compact utility area, subject to the necessary alterations and consents. A door provides access to the kitchen.

Kitchen

Positioned towards the rear of the property, the kitchen offers an opportunity to be completely redesigned and modernised to suit the requirements of its next owners. Currently fitted with a range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink unit positioned beneath a UPVC double glazed window overlooking the rear elevation. Additional features include tiled splashbacks, vinyl flooring and an extractor fan. A doorway leads through to the rear hallway.

Rear Hallway

Providing a practical connection between the kitchen, bathroom and rear outdoor space, the rear hallway features a continuation of the vinyl flooring and a useful pantry-style storage cupboard, offering additional space for household essentials. A composite external door provides access to the rear yard.

Ground Floor Bathroom

The bathroom is fitted with a three piece suite comprising a panelled bath with mains shower attachment, a low flush WC and a wash hand basin. Additional features include vinyl flooring and a double panel radiator. The room offers scope for complete refurbishment, providing an opportunity to create a modern bathroom tailored to individual preferences.

First Floor Landing

A turning staircase rises from the entrance hallway to the first floor landing, providing access to the bedroom accommodation. There is also a loft access point. An additional inner hallway serves one of the bedrooms and the separate WC, featuring a single panel radiator and central ceiling light point.

Bedroom One

A generously sized double bedroom positioned to the front of the property, offering excellent potential to create a comfortable principal bedroom. A UPVC double glazed window overlooks the front elevation, whilst additional features include a single panel radiator, textured ceiling and central ceiling light point. A built-in cupboard with shelving houses the hot water cylinder and provides useful storage.

Bedroom Two

A further well-proportioned double bedroom situated towards the rear of the property, providing a versatile space suitable for use as a guest bedroom, children's bedroom or additional principal sleeping accommodation. The room features a UPVC double glazed window overlooking the rear elevation, exposed timber floorboards, a single panel radiator, textured ceiling and central ceiling light point.

Bedroom Three

A single bedroom positioned to the rear of the property, offering flexibility for a variety of uses, including a child's bedroom, nursery or home office. The room benefits from a UPVC double glazed window to the rear elevation, exposed timber floorboards and a double panel radiator. Access is provided via the inner hallway.

First Floor WC

A convenient additional facility comprising a low flush WC and wall-mounted wash hand basin, complemented by splashback tiling, exposed timber floorboards and a central ceiling light point.

External

Front Approach & Driveway

The property is approached via a paved driveway, with an additional gravelled area to the front. This outdoor space offers potential for improvement and landscaping as part of the wider renovation, allowing purchasers to enhance the property's kerb appeal.

Rear Yard
To the rear of the property is an enclosed outdoor yard, accessed directly from the rear hallway. Offering a manageable outside space, the area presents an opportunity to create an attractive courtyard-style seating area or low-maintenance garden retreat.

Council Tax Band - C

EPC Rating - E

Would you like to arrange a viewing?
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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.

How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Loans and Repayments
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Misrepresentation Act
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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering
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.

Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.









Road Map



Hybrid Map



Terrain Map



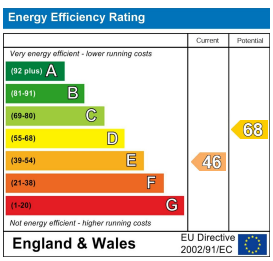
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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