



## Well Street

Treuddyn,  
Mold, Flintshire CH7 4NH

Price  
£380,000

**\*\*\*SUITABLE FOR EQUESTRIAN USE\*\*\*** A greatly extended four bedroom semi-detached period house with adjoining land with menage and stables, extending in total to approximately 3.5 acres. Occupying an attractive position at the end of a 'no-through' lane enjoying spectacular views over the surrounding rolling countryside towards Mold and across to The Wirral peninsula in the far distance. The property has been subject to an extensive programme of alteration and extension since 2012 to provide a spacious and very versatile family home. Features include a superb open plan living/dining room with adjoining kitchen, comprehensively fitted with an extensive range of units, a modern oil fired central heating system and double glazing. Outside there is ample off road parking for several cars, established garden areas and adjoining land divided into three enclosures together with ring fenced menage and triple stable block.

## LOCATION

The property occupies an attractive semi-rural position at the far end of this no-through road on the periphery of this popular village some five miles south of Mold. Commanding a slightly elevated setting with superb uninterrupted views over the surrounding rolling countryside. Treuddyn is some 5.5 miles from the market town of Mold which provides a wide range of facilities catering for most daily requirements and within 1/3rd mile of the A5104 Corwen to Chester Road enabling ease of access towards Chester some 14 miles distant, Wrexham and the motorway network. There is a shop and primary to the village centre.



## THE ACCOMMODATION COMPRISES:

UPVC double glazed front door to:

### RECEPTION HALL

White spindled staircase to the first floor with storage cupboard beneath, double glazed window, laminate wood effect flooring and radiator with cover.

### SITTING ROOM

3.48m x 3.56m (11'5" x 11'8")

Double glazed window to the front and radiator with cover.

### BEDROOM FOUR

3.15m x 3.71m (10'4" x 12'2")

Double glazed window to the rear, laminate flooring and radiator.

### SHOWER ROOM/CLOAKROOM

2.44m x 0.84m (8'0" x 2'9")

Fitted with a modern white suite comprising shower cubicle with mains shower valve and glazed screen, pedestal wash basin with mixer tap and low flush wc. Tiled floor, ladder style radiator, extractor fan and double glazed window.

### OPEN PLAN KITCHEN/LIVING/FAMILY ROOM

### KITCHEN

7.77m x 2.72m extending to 3.10m (25'6" x 8'11" extending to 10'2")

Fitted with an extensive range of modern gloss cream fronted base and wall units extending to three walls with contrasting black stone effect work tops with inset sink unit with preparation

bowl and mixer tap. Range of integrated appliances comprising touch control ceramic hob with extractor hood above and two electric single ovens beneath, dishwasher, larder fridge and freezer. Two double glazed windows overlooking the garden, light oak effect laminate flooring, recessed lighting and opening to:



### LIVING/FAMILY ROOM

10.13m x 3.91m (33'3" x 12'10")

A spacious open plan room with double glazed windows to two aspects and matching french doors leading out to the garden. Superb views over the surrounding countryside towards Mold and The Wirral peninsula in the far distance. Feature recessed corner fireplace with exposed timbers and multi-fuel stove, light oak effect laminate flooring, two radiators and tv aerial point.



### UTILITY/REAR PORCH

2.31m x 1.80m (7'7" x 5'11")

Double glazed window fitted with plumbing for washing machine, Grant oil fired central heating boiler, tiled floor and UPVC double glazed exterior door.

### FIRST FLOOR LANDING

Double glazed window.

### BEDROOM ONE

3.63m x 3.02m (11'11" x 9'11")

Double glazed window to the front, laminate flooring and radiator.



### BEDROOM TWO

3.10m x 2.90m (10'2" x 9'6")

Double glazed window to the rear, laminate flooring and radiator.

### BEDROOM THREE

2.67m x 2.29m extending to 3.02m (max) (8'9" x 7'6" extending to 9'11" (max))

Double glazed window to the rear with far reaching views over the surrounding area, laminate flooring and radiator.

### STUDY

1.80m x 1.65m (5'11" x 5'5")

With double glazed window, laminate flooring, radiator and internal door to:

### STORE/DRESSING ROOM

2.64m x 1.80m overall (8'8" x 5'11" overall)

With laminate flooring and light.

### FAMILY BATHROOM

1.78m x 1.75m plus recess. (5'10" x 5'9" plus recess.)

Fitted with a white three piece suite comprising panelled bath, pedestal wash basin and low flush wc. Part tiled walls, radiator and double glazed window.

#### OUTSIDE

The property is approached by a wide ranch style timber gate leading to a large forecourt providing parking for several cars and access to the adjoining land.

#### GARDENS

A good sized formal lawned garden extends to the rear of the property with decked patio area taking full advantage of the setting and with random stone walls to part. There is also a stone built store, a timber garden shed, outside lights and tap.



#### LAND

Predominantly located to the rear of the property and divided into three interconnecting paddocks with the larger paddock to include a fully enclosed menage with adjoining triple stable block. The whole, to include property, gardens and land extends to approximately 3.5 acres.



#### DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street for approximately 0.5 mile and take the right turning signposted Nercwys. Follow the road into open countryside for some 3 miles, passing the 'Butcher Arms' on the left, over the narrow bridge and then up the hill. On reaching the minor crossroads turn left and follow the road into Treuddyn village. Proceed through the centre denoted by the minor crossroads and continue for a further 200 yards and take the left hand turning into Well Street. The property will then be found at the end of the road on the right hand side.

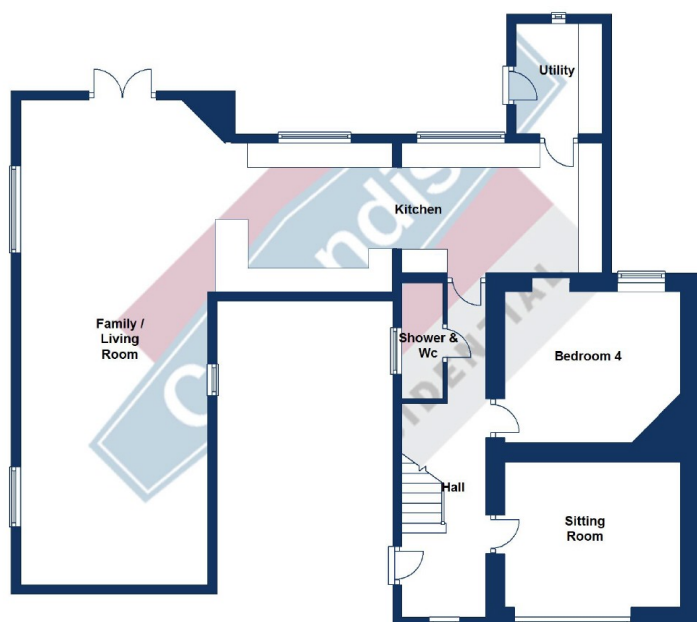
#### VIEWING

By appointment through the Agent's Mold Office 01352 751515.

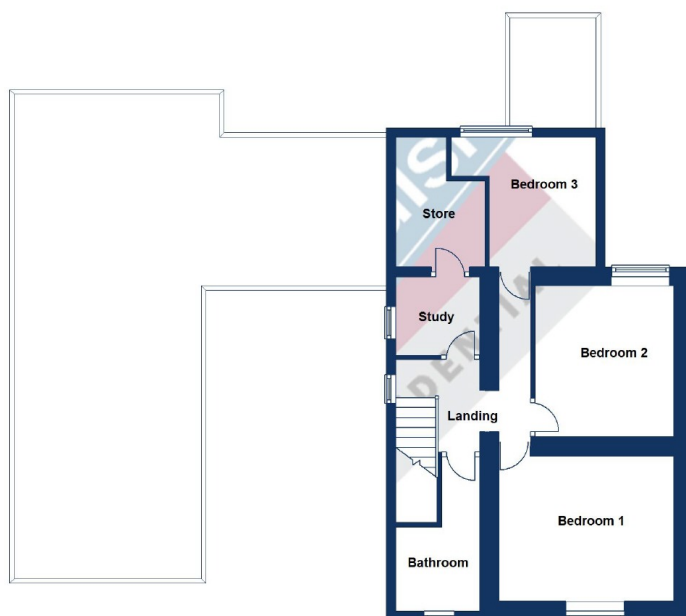
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Ground Floor



First Floor



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

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