

Cavendish

RESIDENTIAL

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Ffordd Yr Odyn

Treuddyn,
Mold, Flintshire CH7 4BJ

Price
£479,950

****SUBSTANTIAL COUNTRY HOUSE WITH BEAUTIFUL VIEWS**** A substantially extended four bedroom detached house occupying an idyllic rural setting amidst rolling countryside with far reaching views, about five miles from Mold. The property has been greatly extended to provide a very spacious and adaptable family home with scope to sub divide to provide a self contained annexe (subject to any necessary consents). More recent improvements include complete redecoration, both internally and externally, new carpets and landscaping. It has four reception rooms (two with multi fuel stoves), a garden room, kitchen with adjoining utility room, a large master bedroom with en suite and with access onto a first floor balcony, three further bedrooms (one en suite) and a modern shower room. UPVC double glazed windows, oil fired central heating system, solar heating providing hot water and PV panels, reducing. Private gardens with natural stone patio.

www.cavendishresidential.com

LOCATION

The property occupies a beautiful rural setting along a minor lane above the popular villages of Treuddyn and Nercwys, and near to the popular Nercwys Country Park, a designated area of outstanding natural beauty, with numerous county walks and bridal paths. Treuddyn has a local primary school, shop and regular bus service, and is within 1/3rd mile of the A5104 Corwen to Chester Road enabling ease of access towards Chester (some 14 miles distant) and the motorway network beyond. The county town of Mold provides a comprehensive range of shopping facilities catering for most daily needs, secondary schools and leisure facilities.



THE ACCOMMODATION COMPRISES:

Hardwood wood panelled front door with double glazed side screen to:

RECEPTION HALL

4.01m x 2.64m (13'2" x 8'8")

Feature arched double glazed window to the rear with views over surrounding countryside, quarry tiled floor, electricity meters, telephone point and double panelled radiator. Door to:

GARDEN ROOM/REAR HALL

3.53m x 3.45m plus corridor (11'7" x 11'4" plus corridor)

Four full length arched double glazed windows to the rear elevation overlooking the gardens and matching french doors to outside. Tiled floor, recessed lighting, two radiators and turned staircase to the first floor. Built-in storage cupboard and panelled interior doors lead to all

rooms.



CLOAKROOM/WC

Fitted with a white suite comprising low flush wc and pedestal wash basin, ladder style radiator and dado rail.

LOUNGE

6.17m x 3.51m extending to 4.06m (max) (20'3" x 11'6" extending to 13'4" (max))

Double glazed windows to the front and side elevations with superb views over the surrounding countryside and across to Mold in the far distance. Recessed brick fireplace with exposed beam, raised hearth and green coloured enamel multi-fuel stove. Wall light points, tv aerial point and radiator.



DINING ROOM

3.66m x 3.33m (12'0" x 10'11")

Double glazed window to the front, laminate wood effect flooring, wall light point and radiator.



SITTING ROOM

5.56m x 3.56m (18'3" x 11'8")

Two full length double glazed window to the side elevation overlooking the garden and UPVC french doors to the rear leading out onto the patio. Wooden fireplace surround with a Victorian style inset with open grate (not in use), recessed lighting and radiator. Internal door to:



STUDY

3.66m x 3.33m (12'0" x 10'11")

Double glazed window to the front, feature wooden fireplace surround with raised hearth and multi-fuel stove, laminate wood effect flooring, radiator and electricity meters.



STORE ROOM

3.78m x 1.73m (12'5" x 5'8")

Double glazed window, laminate flooring and radiator.

KITCHEN

5.00m x 3.96m (16'5" x 13'0")

Forming part of the original house with vaulted ceiling with exposed beams and mezzanine floor above. Double glazed windows to the front and side elevations with views over the surrounding countryside. Fitted with a range of pine fronted base and wall units with solid black granite work tops and white enamel style sink with mixer tap.

Tiled splash back, glazed display cabinets and recess housing a large Parkinson Cowan dual fuel electric/LPG range cooker. Tiled floor, radiator and internal door to:



FIRST FLOOR LANDING

Galleried style landing with feature spindled balastrad, access to roof space, radiator, wood panelled interior doors to all rooms, double glazed window and exterior door leading onto the adjoining balcony.

MASTER BEDROOM

5.56m x 3.78m reducing to 2.95m (18'3" x 12'5" reducing to 9'8")

A spacious master bedroom suite with adjoining dressing room and luxury en suite. The bedroom has two large timber framed double glazed arched windows with splendid views over the surrounding countryside (one with juliette style balcony), recessed lighting and exterior door leading out onto the adjoining balcony.



UTILITY ROOM

3.81m x 1.96m (12'6" x 6'5")

Matching base and wall units to the kitchen with granite effect work tops. Double glazed windows to two sides with matching modern exterior door, tiled floor, plumbing for washing machine and dishwasher and modern oil fired central heating boiler. Access to mezzanine floor above via an aluminium folder ladder. The mezzanine has exposed beams, double glazed window and a pressurised hot water tank.



DRESSING ROOM

3.78m x 1.73m (12'5" x 5'8")

Range of fitted wardrobe units to one wall, radiator and double glazed window.



EN SUITE

Fitted with a white suite comprising large corner shower cubicle with mains shower valve, pedestal wash basin with mixer tap and low flush wc. Fully tiled walls, tiled floor, chrome ladder style radiator and double glazed window.

BEDROOM TWO

4.29m x 3.48m overall (14'1" x 11'5" overall)

Double glazed windows to the front and side elevations with views, range of fitted wardrobe units with matching dressing table, chest of drawers and seating unit with storage beneath. Telephone point and radiator.



BEDROOM THREE

3.66m x 3.35m (12'0" x 11'0")

A double sized room with double glazed window to the front and double panelled radiator.

BEDROOM FOUR

3.53m x 3.33m (max) (11'7" x 10'11" (max))

Double glazed window to the front and double panelled radiator.

EN SUITE

1.88m x 1.57m overall (6'2" x 5'2" overall)

Fitted with a modern white suite comprising corner shower cubicle with electric shower, pedestal wash basin and low flush wc. Part tiled walls, mosaic effect tiled floor, recessed lighting and chrome ladder style radiator.

SHOWER ROOM

3.43m x 1.75m (11'3" x 5'9")

Fitted with a modern suite comprising a large walk-in 'wet floor' shower with full length screen and contemporary shower unit and marble effect laminate panelling. Range of fitted cabinets with semi-recessed wash basin and low flush wc with concealed cistern. Tiled floor, chrome ladder style radiator, recessed lighting and double glazed window.



BALCONY

An excellent first floor balcony extending to almost the full width of the rear elevation taking full advantage of the setting with superb views over the surrounding area. Tiled/timber decked flooring and wrought-iron railings. There is access onto the balcony from the landing and the master bedroom.



OUTSIDE

Brick paved drive providing off-road parking for two to three cars. Access from the drive leads to the gardens to the rear of the house.

FRONT GARDEN

Front lawned garden with brick paved pathway leading to the front door, flower beds, timber built summerhouse and garden store.



REAR GARDEN

Private enclosed rear and newly landscaped garden areas with a large natural stone patio with timber retaining walling and steps up to a lawned garden beyond. Aluminium framed summerhouse and garden shed.



COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street, passing the Alun High School on the right hand side and take the right turning thereafter signposted for Nercwys. Follow this road for approximately 3 miles, passing the Butcher's Arms on the left hand side, and continued over the bridge thereafter and up the hill until reaching the cross roads and turn right and then IMMEDIATE RIGHT again onto Ffordd yr Odyn. Keep right along the lane whereupon the property will be found on the left hand side, denoted by the Agent's 'For Sale' board.

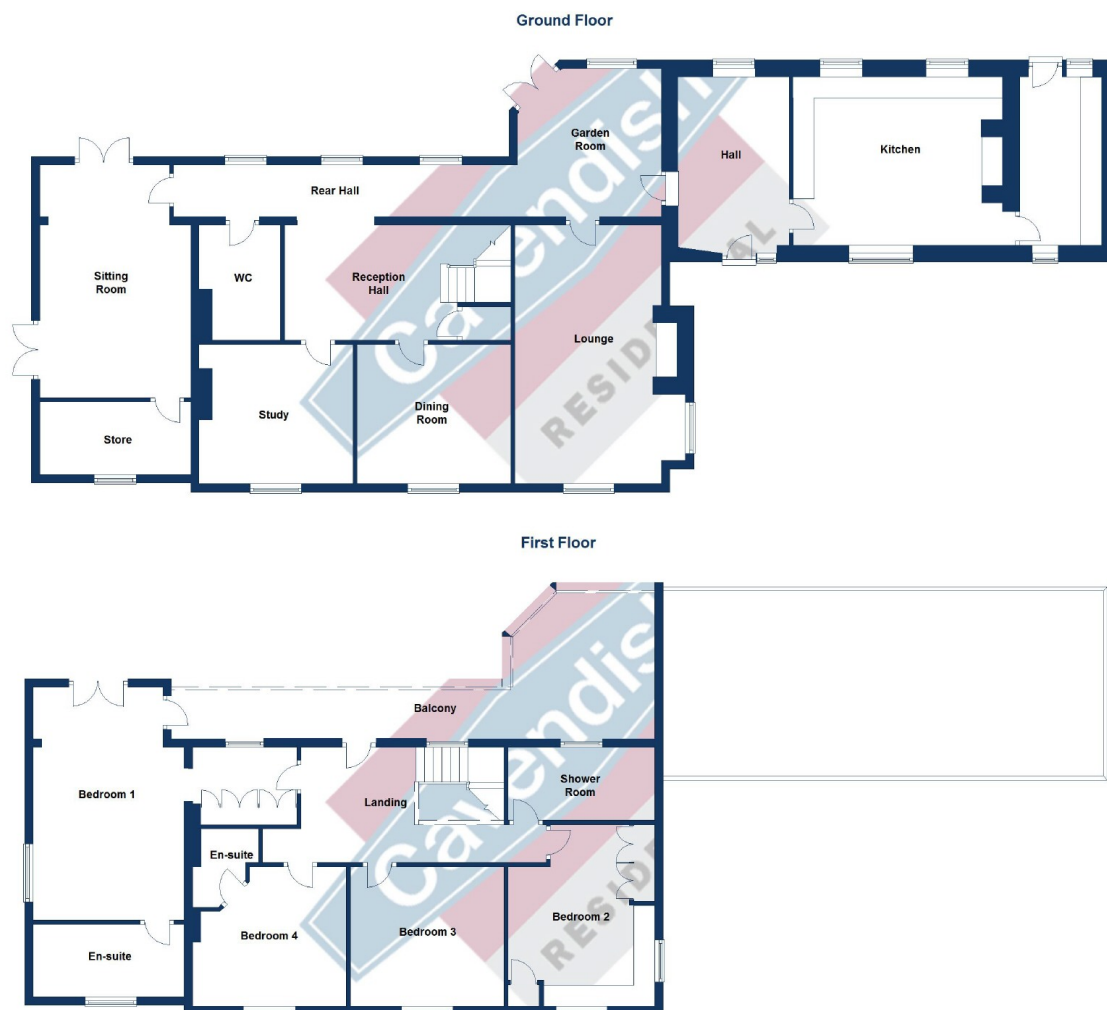
VIEWING

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

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

DCW/JF





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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