



25 Maes Glas

Treuddyn, Mold, CH7 4LY

Offers In The Region Of £160,000



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Property Description

Reid & Roberts Estate and Letting Agents are pleased to present this well-proportioned, three-bedroom semi-detached property in the peaceful, sought-after village of Treuddyn. Set on a quiet, private plot with a generous southwest-facing garden and ample off-road parking, this home offers spacious accommodation but requires a full renovation to unlock its potential.

Sold with no onward chain, it's an ideal project for anyone looking to create a bespoke family home or tranquil rural retreat within easy reach of Chester, Mold, and Wrexham.

The property is accessed via a paved pathway and wrought iron gate leading to an entrance porch with plumbing and storage options. Inside, the layout includes an entrance hall with tiled flooring, an under-stairs cupboard housing the boiler, stairs to the first floor, and a downstairs cloakroom. However, the interior requires comprehensive updating and refurbishment. The kitchen provides space for cooking and dining with fitted units and a pantry cupboard but will need a full overhaul. The spacious lounge includes an electric fireplace, coved ceilings, and large windows overlooking the conservatory and garden, offering great scope for improvement. The timber-framed conservatory opens onto the private rear garden with a large lawn, paved patio, mature shrubs, and secure fencing.

Upstairs, three bedrooms include a master with built-in storage, alongside a family bathroom with a mains shower, both of which require renovation. Externally, a long driveway provides extensive parking leading to a detached garage with double wooden doors, ideal for secure parking or a workshop space.

This is a rare opportunity to purchase a spacious semi detached property in a tranquil village setting with excellent amenities and beautiful countryside, offered with no onward chain but requiring a full renovation.

Porch

Accessed via a paved pathway and wrought iron gate, the entrance porch features a UPVC double glazed door with leaded and frosted glass panels. This useful space includes plumbing and void for a washing machine, offering potential as a handy storage cupboard or utility area.

Entrance Hallway

The hallway welcomes you with tiled flooring, a useful under-stairs storage cupboard housing the combination boiler, and a turned staircase leading to the first-floor accommodation. A double panel radiator completes this functional space.

Kitchen

The kitchen offers a generous space with a range of wall and base units topped with complementary work surfaces. It includes a large stainless steel sink with drainer, space for an electric oven with extractor hood, plumbing for a washing machine, and space for undercounter fridge and freezer. A pantry cupboard with shelving adds valuable storage, and a double glazed window overlooks the front garden.

Downstairs Cloakroom

Conveniently located off the hallway, the cloakroom is fitted with a two-piece suite comprising a high-flush WC and vanity washbasin. Frosted double glazed windows with leaded glass allow natural light while maintaining privacy.

Lounge

A spacious and versatile room featuring a focal electric fireplace set within a tiled surround and mantelpiece. The lounge benefits from coved ceilings, two central ceiling lights, two radiators, and a large double glazed window with lead panelling overlooking the conservatory and garden. The space is adaptable and could easily be divided to create separate dining and living areas.

Conservatory

Accessible via a glazed door from the lounge, the timber-framed conservatory enjoys double glazed windows on three sides and provides a bright, airy space leading to the rear garden. Additional access is available via a side wooden door to the carport and an old outhouse, offering further storage.

Stairs Rise to the First Floor

Landing

The landing features loft access points and a double glazed window with leaded glass to the side, flooding the area with natural light.

Bedroom One

A generously sized double room with a large double glazed window to the rear garden, built-in cupboard with hanging rail and shelving, double panel radiator, and coved ceiling.

Bedroom Two

Another spacious double bedroom to the front elevation, with built-in cupboards offering ample shelving and storage, double glazed leaded windows, radiator, and coved ceiling.

Bedroom Three

A good-sized room with built-in floor-to-ceiling wardrobes, shelving, and hanging rails, plus a double glazed window overlooking the rear garden.

Bathroom

Fitted with a three-piece suite including a panelled bath with mains

shower over, low-level WC, and wash basin with vanity unit. The room has partial wall tiling, double glazed frosted window with leaded glass, radiator, and tile-effect vinyl flooring.

Garden

The private, southwest-facing rear garden is a tranquil haven featuring a predominantly lawned area, a paved patio perfect for outdoor entertaining, mature shrubs, bushes, and rockery, all enclosed by wooden fencing and hedging for privacy.

Garage

A substantial driveway offers extensive off-road parking and leads to a detached garage with double wooden doors, providing secure parking or additional storage.

Council Tax Band - D

EPC Rating

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

Loans and Repayments

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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

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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

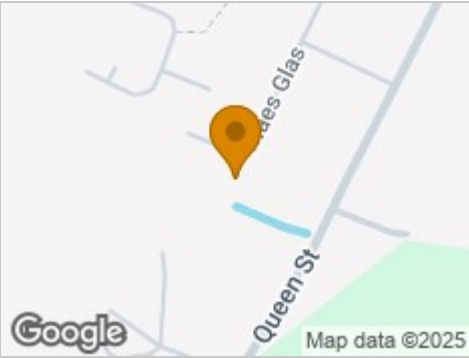
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.



Road Map



Hybrid Map



Terrain Map



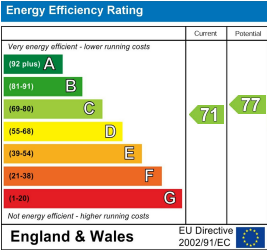
Floor Plan



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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