



9 Cae Mynach

Treuddyn, Treuddyn, CH7 4JN

Offers Over £325,000



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Reception Hallway

Offering a warm welcome into the property with a turned staircase leading to the first-floor accommodation, featuring elegant wood-effect laminate flooring, a double panelled radiator, and coved ceiling, wall-mounted heating thermostat and the under-stairs storage is thoughtfully repurposed as a cosy area for pets

Doors lead into:

Lounge

16'2" x 11'4" (4.94m x 3.47m)

Featuring a Upvc double-glazed box bay window to the front elevation, this room is bathed in natural light, complemented by a double-panelled radiator, coved ceiling, and ceiling light point.

Double doors open into the spacious, open-plan kitchen and dining area, creating a versatile space perfect for family living. When closed, the doors provide a sense of separation, allowing for flexible use of the space as two separate homely rooms.

Open Plan Kitchen and Diner

16'6" x 9'4" (5.03m x 2.85m)

The kitchen is fitted with a stylish selection of wall and base units topped with roll top granite-effect work surfaces. It features a stainless steel sink with matching drainer and mixer tap, a built-in electric oven with a four-ring electric hob, and a stainless steel extractor fan over. There is void and plumbing for a dishwasher and an integrated fridge, complemented by wood-effect laminate flooring and a tasteful tiled splashback.

A large Upvc double-glazed window at the rear provides breathtaking views of open farmland, bathing the room in natural light and creating a bright, airy atmosphere. The dining area offers a versatile space, currently accommodating a spacious dining table, with a panelled radiator and wood-effect flooring that seamlessly flows from the kitchen. Upvc double-glazed sliding doors open directly onto the patio and rear garden, making this an ideal spot for family gatherings and entertaining in the warmer months

Utility Room

9'4" x 16'6" (2.85m x 5.03)

This additional kitchen space is equipped with a practical range of wall and base units topped with granite-effect work surfaces. It includes a stainless steel sink with drainer and matching mixer tap, space for a tall fridge/freezer, and plumbing for a washing machine. A Upvc double-glazed window overlooks the rear elevation. Features include a double-panelled radiator, wood-effect laminate flooring, and a floor-standing oil-fired boiler installed in 2021.

A wooden door with frosted glass insets provides access to a covered walkway to the side which provides convenient access to the garage and garden.

Downstairs W.C

4'8" x 2'9" (1.43m x 0.85m)

Featuring a modern two-piece suite, including a wall-mounted wash hand basin with taps and a low-flush WC. The room is complemented by tiled flooring, a double-panel radiator, a convenient towel rack, ceiling light and Upvc double-glazed frosted window to the side elevation.

First Floor Accommodation

Galleried Landing

The spacious landing features a Upvc double-glazed frosted window to the side elevation, loft access, double-panel radiator and a ceiling light.

Doors lead to:

Principle Suite

13'0" x 10'10" (3.97m x 3.31m)

Featuring built-in wardrobes with hanging rails and shelving providing ample storage. A Upvc double-glazed window to the front elevation brightens the room, complemented by a double-panel radiator, ceiling light point and wooden door provides access the En Suite.

En - Suite Shower Room

6'11" x 4'9" (2.12m x 1.46m)

This contemporary shower room features a stylish three-piece suite, including a walk-in shower with a wall-mounted electric shower and convenient hand attachment over, a modern double vanity unit with a wash hand basin and mixer tap, and a close-coupled WC. The space is completed with a heated towel rail, fully tiled walls and flooring, Upvc double-glazed frosted window on the front and recessed spotlights that add a sleek, modern touch.

Bedroom Two

12'7" x 9'7" (3.85m x 2.94m)

Having a Upvc double-glazed window to the rear elevation offering picturesque countryside views, complemented by a double-panel radiator and ceiling light point.

Bedroom Three

10'0" x 8'6" (3.05m x 2.6m)

Another double bedroom offering Upvc double-glazed window to the rear elevation with stunning views of open farmland, a double-panel radiator and stylish laminate flooring.

Bedroom Four/Office

9'1" x 8'7" (2.78m x 2.63m)

Currently being utilised as an office this fourth double bedroom offers a Upvc double-glazed window to the front elevation, complemented by a double-panel radiator and a ceiling light point.

Family Bathroom

10'0" x 8'4" (3.05m x 2.55m)

Fitted with a stylish four-piece suite, comprising of a wood-effect panelled bath with taps over, pedestal wash hand basin, and a close-coupled W.C. A separate shower cubicle includes a wall-mounted mains shower with hand attachment over and a glazed door for a modern touch. The space is partially tiled and includes recessed spotlights and tiled flooring. A Upvc double-glazed frosted window to the rear elevation provides both privacy and natural light.

Outside

This enchanting garden offers a peaceful and private oasis, perfect for unwinding and enjoying the outdoors. Bounded by classic wooden fencing that

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enhances the sense of seclusion, the garden opens up to picturesque views of fields and open farmland at the rear, creating a seamless connection to nature.

The garden itself features a lush, well-kept lawn, providing ample space for outdoor activities. A beautifully paved patio area serves as an ideal spot for al fresco dining, morning coffee, or hosting summer gatherings, allowing you to savor the serene surroundings in style. Framed by mature shrubs and greenery, this garden is not only low-maintenance but also visually appealing, offering color and texture throughout the year.

With its balance of open space and privacy, this delightful garden is truly a retreat from the hustle and bustle, offering the perfect blend of charm and practicality for any homeowner who appreciates both comfort and nature.

Garage

Offering light and power

EPC Rating - D

Council Tax Band - E

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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

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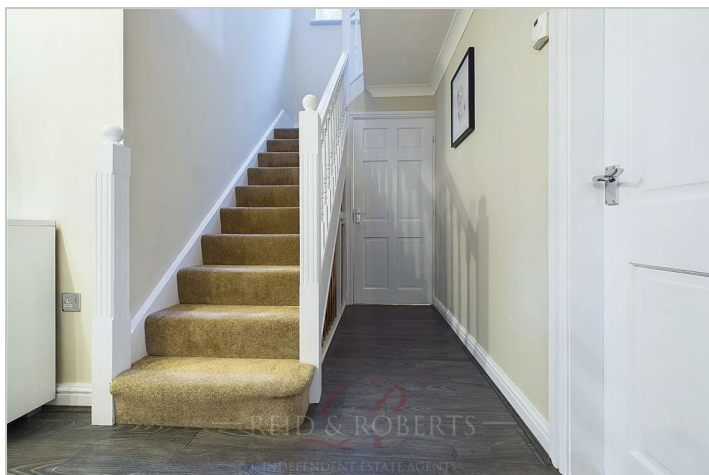
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

Viewings

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Road Map



Hybrid Map



Terrain Map



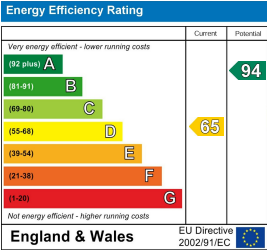
Floor Plan



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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