



Fairfield Ffordd Top Y Rhos

Treuddyn, CH7 4NE

£179,000



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Accommodation Comprises

The property is approached via a wrought iron gate which leads to a UPVC entrance door featuring an attractive decorative glass inset which opens into;

Entrance Porch

The property is entered via a porch featuring tile-effect vinyl flooring, with double-glazed UPVC windows to the side elevation allowing natural light to flow in. This useful space is ideal for storing shoes, coats, and outdoor essentials. A door from the porch leads directly into the lounge.

Lounge

The lounge is bright and spacious, featuring an exposed stone fireplace set on a quarry-tiled hearth with a wooden mantle above. Although the fireplace is decorative rather than an open fire, it adds real charm to the room. There is a double panel radiator, a coved ceiling, wall-mounted light points, and a central ceiling light. A double-glazed UPVC window to the front elevation floods the room with natural light, and the room benefits from wall-mounted heating controls. Newly fitted carpets complete the finish, creating a warm and inviting living space.

Dining Room

from the lounge you are led into the dining room, which offers an ideal space for family meals or entertaining. The room has been newly carpeted and features a double-glazed UPVC window to the rear elevation, a double panel radiator, and a decorative fireplace. Stairs rise from the dining area to the first-floor accommodation, and a built-in cupboard houses the electric meter and fuse box. A wooden door leads into an inner hallway providing further access to the kitchen and ground floor facilities.

Inner Hallway

The inner hallway features a loft access point, tongue-and-groove ceiling, two central ceiling light points, a double panel radiator, and tile-effect vinyl flooring. Off the hallway is a boiler room which houses the hot water cylinder tank and solar panel fuses, and includes a frosted double-glazed window to the rear elevation.

Kitchen

The kitchen is fitted with a range of wall and base units, incorporating a one-and-a-half bowl ceramic sink with a mixer tap over. There are dual-aspect double-glazed UPVC windows to the front and side elevations, providing plenty of natural light. The kitchen offers space for a fridge freezer, plumbing for a washing machine, and a built-in

breakfast bar area for casual dining. The walls are fully tiled, with a tongue-and-groove ceiling and tile-effect vinyl flooring, and there is a double panel radiator completing the space.

Shower Room

The ground floor shower room is fitted with a three-piece suite comprising a corner shower cubicle with an electric shower, a low-flush WC, and a wash hand basin. There is a double panel radiator, a frosted double-glazed UPVC window with a top opener to the side elevation, PVC tile-effect wall coverings, tile-effect vinyl flooring, and an extractor fan for added convenience.

Rear Porch

There is also a useful rear porch, ideal for additional boot storage or garden items, with dual doors leading to both the rear of the property and a small outdoor seating area.

Stairs From Dining Room Lead to

Landing

Stairs from the dining room lead to the first-floor landing, which includes loft access and a central ceiling light point.

Bedroom One

The main bedroom is a generously proportioned double room with a double-glazed UPVC window to the front elevation. It benefits from a double panel radiator, a central ceiling light point, and a decorative arched recess adding character to the space.

Bedroom Two

The second bedroom is another good-sized double room with a double-glazed UPVC window overlooking the rear garden. This room also features a double panel radiator and wall-mounted heating controls.

Outside

The property benefits from a tarmac driveway, which is shared with neighbouring properties and provides access to a private gravelled driveway exclusively belonging to the cottage. The private driveway leads to a detached garage with a carport over, offering excellent parking and storage options. A wooden gate from the gravelled driveway leads through to a separate garden area, which is laid to lawn and enjoys a good degree of privacy. The garden is well-stocked with a variety of mature trees, shrubs, and bushes, and also features an additional garden shed for further storage.

Please note: The garden is not directly attached to the main property. It is situated separately and is accessed via the gravelled driveway.

Tel: 01352 700070

EPC Rating C

Council Tax Band

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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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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

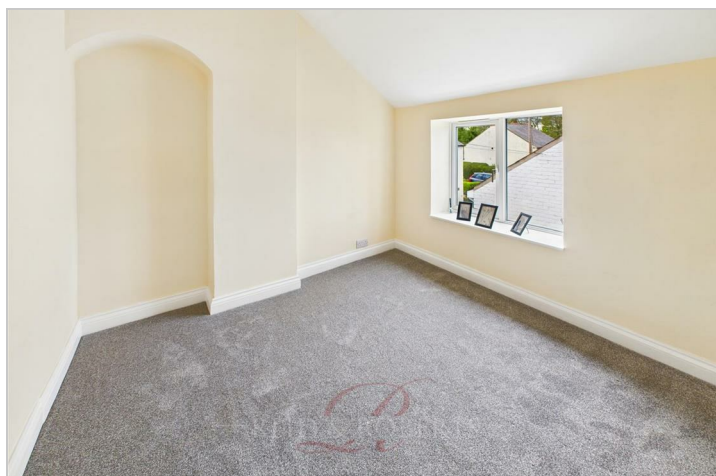
MONDAY - FRIDAY 9.00am - 5.30pm

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



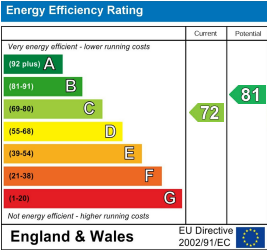
Floor Plan



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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