



4

Mold | CH7 4PD

£575,000

MONOPOLY
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Situated in the semi-rural village of Treuddyn is this exceptional four-bedroom detached family home offering highly versatile accommodation with seven reception rooms. Built approximately 40 years ago and maintained by the same family, the property showcases attractive Georgian-style features and generous proportions throughout.

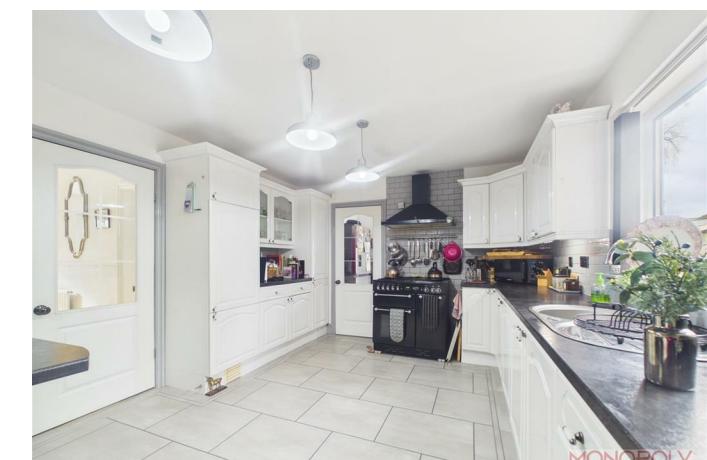
The ground floor comprises an entrance hallway, kitchen/breakfast room with separate utility, downstairs WC, living room, dining room, middle sitting room, music room, library and garden room, providing outstanding flexibility for family living, entertaining and home working.

To the first floor are four double bedrooms. The principal suite benefits from a dressing room and walk-in wardrobe, while the guest bedroom also features an en-suite and walk-in wardrobe. A dedicated office sits off the landing with stairs to a useful loft room. The five-piece family bathroom includes a raised double-ended bath with twin seating, separate enclosed shower, wash basin, WC and bidet.

Externally, electric wrought iron gates open onto a spacious driveway, detached double garage (partly divided to create a workshop) and a separate workshop/laundry room. The mature landscaped gardens feature lawned areas, decorative stone sections, multiple patio seating areas, a timber summerhouse, hot tub area and several water features.

Heritage Square is a small exclusive cul-de-sac surrounded by countryside yet just a short drive from Mold town centre with its wide range of amenities. Excellent road links provide convenient access to Wrexham, Chester and beyond.

- FOUR DOUBLE BEDROOM GEORGIAN STYLE DETACHED FAMILY HOME
- SEVEN RECEPTION ROOMS INCLUDING LIBRARY AND GARDEN ROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND WALK-IN-WARDROBE
- GUEST SUITE WITH EN-SUITE AND WALK-IN-WARDROBE
- KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY AND DOWNSTAIRS WC
- ADDITIONAL OFFICE SPACE AND LOFT ROOM
- SPACIOUS FIVE PIECE FAMILY BATHROOM
- DETACHED DOUBLE GARAGE, WORKSHOP/LAUNDRY ROOM AND SUMMERHOUSE
- SPACIOUS DRIVEWAY, ESTABLISHED GARDENS TO FRONT AND REAR
- SOUGHT AFTER SEMI-RURAL LOCATION



Entrance Hall

UPVC double glazed door leading into entrance hallway with under- stairs storage area, carpet flooring, panelled radiator, ceiling light point, stairs to first floor, door into living room, kitchen and dining room.

Kitchen/Breakfast Room

UPVC double glazed window to the rear elevation. Spacious kitchen/breakfast room housing a range of wall, drawer and base units with complementary work surface over. Space for multiple appliances to include dishwasher, range master cooker, and in integrated fridge. Circular stainless steel sink unit with mixer tap over, tiled floor, panelled radiator, integrated breakfast bar area, four pendant ceiling light points, part tiled walls, under counter lighting, serving hatch into reception room and door leading into utility room.

Utility Room/Side Porch

UPVC double glazed side door leading into the utility room with space for washing machine and dryer, space for fridge freezer, oil boiler, tiled floor, ceiling light points, doors into downstairs WC and kitchen.

Living Room

Two uPVC leaded double glazed windows to the front elevation. Electric fire with wooden surround, marble back and hearth. Panelled radiator, carpet flooring and ceiling light point.

Dining Room

Three uPVC double glazed windows to the front and side elevation. Gas fireplace sat in an alcove with marble hearth. Carpet flooring, panelled radiator, ceiling light point and door leading into middle room.

Middle Room

Hardwood doors lead into an additional versatile reception room uPVC double glazed window to side elevation. Serving hatch into kitchen, carpet flooring, ceiling light point, panelled radiator and wooden glazed French doors into the Music Room.

Music Room

UPVC double glazed French doors to the rear patio area and upVC double glazed window to the side/rear Electric fireplace with composite surround, marble back and hearth. Pine wooden flooring, wood panelled walls, recessed LED lighting, ceiling light point, panelled radiator, doors into the Garden Room/Bar, Middle Room and Library.

Library

UPVC arch shaped window to the front elevation and double glazed stained glass window to the rear. Multi-fuel burner sat within a brick alcove and tiled hearth. Pine wooden flooring, panelled radiator, ceiling light point, two wall lights and glazed wooden door into music room.

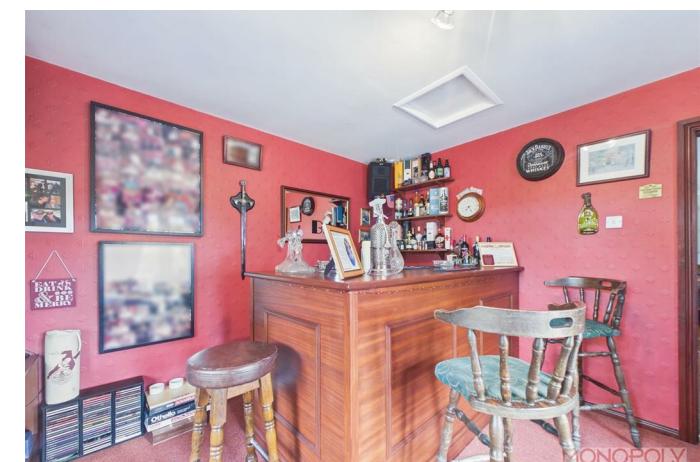
Garden Room/Bar

Attractive box uPVC double glazed window to the rear overlooking the garden area with built in seated area. UPVC double glazed French doors to the side patio area. Finished with carpet flooring, double panelled radiator, ceiling light point, access to loft, built in shelving and door into music room.

Downstairs WC

UPVC double glazed frosted window to the rear elevation. Two piece suite comprising low-level WC and wash hand basin set on a vanity unit. Finished with tiled flooring, panelled radiator, half tiled walls and ceiling point.





Landing Area

Spacious landing area with carpet flooring, three ceiling light points, radiator and uPVC double glazed window to side/rear elevation overlooking garden.

Bedroom One

Two uPVC double glazed leaded windows to the front elevation. Carpet flooring, ceiling light point, panelled radiator, doors into walk-in-wardrobe and dressing room.

Dressing Room

Feature circular double glazed leaded window to the front elevation, ceiling light point, carpet flooring and power sockets.

Walk-in-wardrobe

Fitted with a range of shelving, drawers and rails. Carpet flooring and ceiling light point.

Bedroom Two

Two uPVC double glazed leaded windows to the front elevation. Housing a range of fitted wardrobes with rails, shelving and drawers. Finished with carpet flooring, panelled radiator and ceiling light point.

Bedroom Three/Guest Bedroom

UPVC double glazed leaded window to the rear elevation overlooking the garden area. Carpet flooring, ceiling light point, panelled radiator and doors into the walk-in-wardrobe and en-suite.

En-suite

Four piece suite comprising low-level WC, pedestal wash hand basin, corner enclosed mains shower cubicle and freestanding roll top bath with traditional style mixer tap/showerhead. Finished with tiled walls, ceiling light point, wall light, panelled radiator, vinyl tiled flooring and uPVC double glazed window to the side/rear.

Walk-in-wardrobe

Walk in dressing room with built-in wardrobes with railing, shelving and drawers. Carpet flooring, power sockets, wall strip light and access to loft.

Bedroom Four

UPVC double glazed leaded window to the side elevation. Wooden flooring, ceiling light point, built-in shelving, and panelled radiator.

Family Bathroom

This spacious family bathroom is fitted with a white five-piece suite comprising a large raised corner bath with twin moulded seats and chrome mixer tap, a separate fully enclosed shower cubicle with fitted shower system, pedestal wash hand basin, low-level WC and bidet. The walls are predominantly tiled with decorative detailing, complemented by partial wall panelling. A frosted window to the rear elevation provides natural light while maintaining privacy. Additional features include a chrome heated towel rail, wall-mounted mirrored cabinet, ceiling light point and radiator. The room offers generous proportions and practical family functionality.

Office

From the landing an archway leads to an office/study area with uPVC double glazed window to the rear, carpet flooring and ceiling light point. Open tread staircase leads to a loft storage room.

Loft Storage

Useful loft storage area with power, lighting and carpet flooring.



Detached Garage/Workshop

The double garage is detached and has been separated into two parts - the partition can be removed if required. The front area has an up and over door, power and lighting. To the rear of the garage an additional side access door leads to a workshop area with built in workshop space, lighting, power and window to the rear.

Detached Laundry Room/Workshop

Door leads into a useful detached space housing a range of wall, drawer and base units with work-surface over. There is power, lighting, carpet flooring and window.

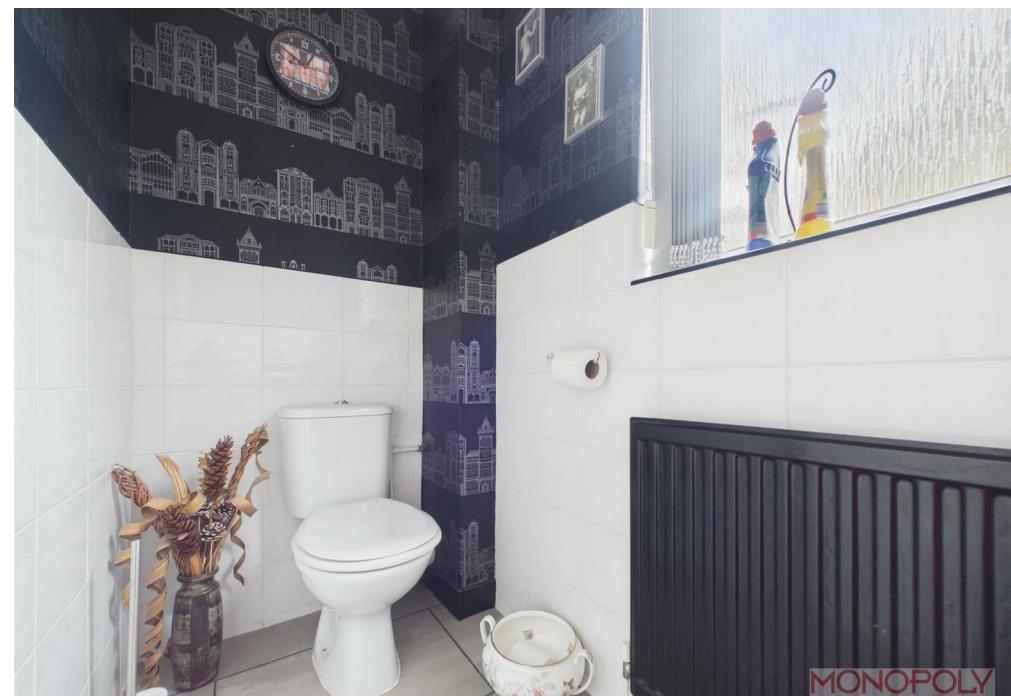
Outside

The property is approached via one of two double wrought iron electric gates, opening onto an extensive concrete driveway providing ample parking and access to a detached double garage and workshop. The attractive Georgian-style double frontage is complemented by a well-maintained front lawn with established trees, including pear willow, and mature planting that enhances the setting. Running alongside the property is a detached laundry room/workshop, with the driveway continuing seamlessly through to the main rear garden. The gardens have been thoughtfully landscaped over many years to create a series of defined yet interconnected outdoor spaces. To the rear, a generous lawn forms the centrepiece, bordered by mature trees and established shrubs. There are raised sleeper beds with a vegetable growing area, greenhouse, a timber-built summerhouse, hot tub area and an additional timber storage shed. Decorative stone seating areas and paved patios provide multiple spots for entertaining and relaxation. The grounds also feature three water elements, including a stone-surround waterfall with pond and two additional ponds, creating attractive focal points throughout the garden. An orchard area to the right-hand side includes cooking apple, Greengage plum and Victoria plum trees, with other trees in the garden being silver birch, chestnut and edible horse chestnut. Further practical additions include external power points, outside lighting, a water tap and a 1000-litre oil tank positioned discreetly behind the garage.

Additional Information

The property was built 40 years ago and has been maintained and improved by the same family during that time. The property has oil fired central heating with the 1000-litre tank being located behind the garage. The cooker and gas fire in the dining room is run from LPG gas. The oil-fired boiler is in the process of being replaced so will be brand new for a potential purchaser.

Important Information





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





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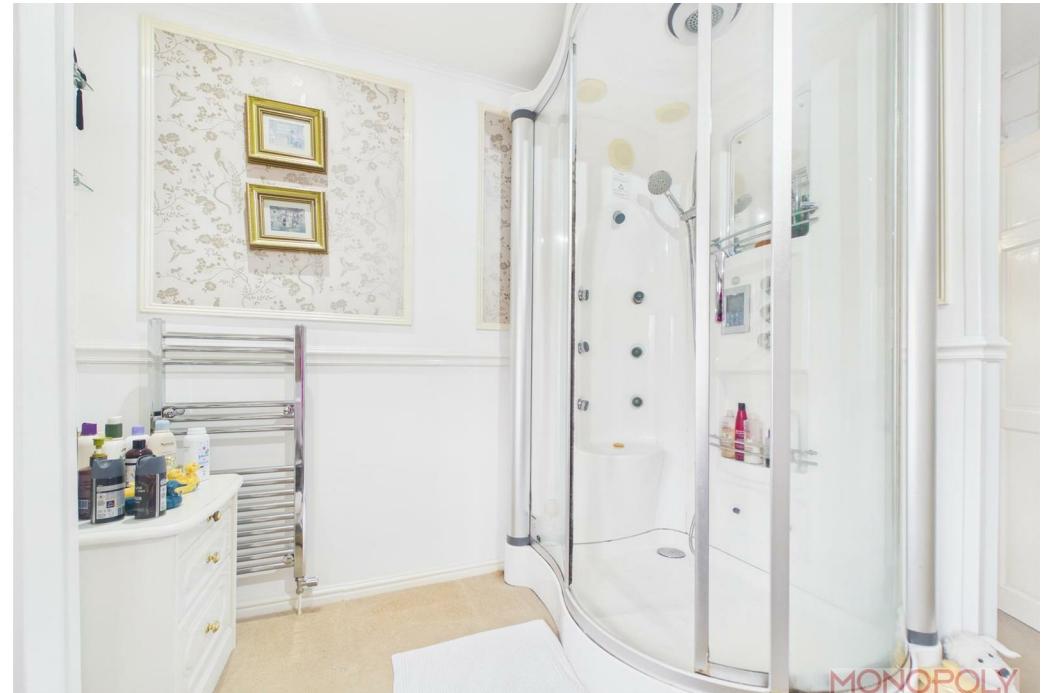
Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(B2 plus) A	B		
(B1-91) B	C		
(B9-60) C	D	59	71
(B5-44) D	E		
(B9-34) E	F		
(Z1-16) F	G		
(Z1-0) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A	B		
(B1-91) B	C		
(B9-60) C	D		
(B5-44) D	E		
(B9-34) E	F		
(Z1-16) F	G		
(Z1-0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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