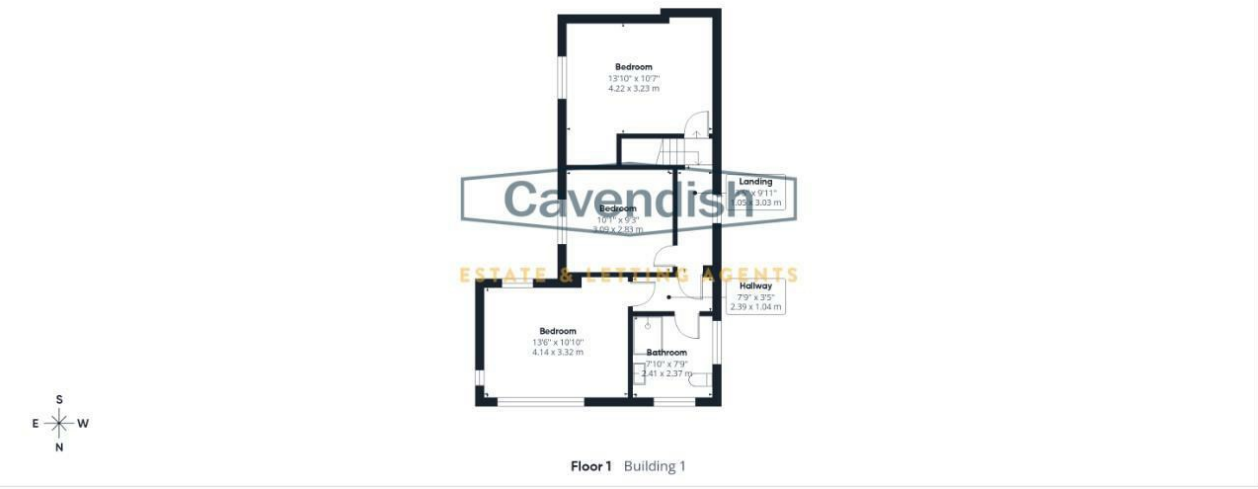


Cedar Cottage Ffordd Nercwys, Treuddyn, Mold, Clwyd, CH7 4BG



Category	Sub-category	Value
Total	Mean	1.00
	Standard Deviation	0.00
Group 1	Mean	1.00
	Standard Deviation	0.00
Group 2	Mean	1.00
	Standard Deviation	0.00

Approximate total area^m

1232 ft²
114.4 m²

Reduced headroom

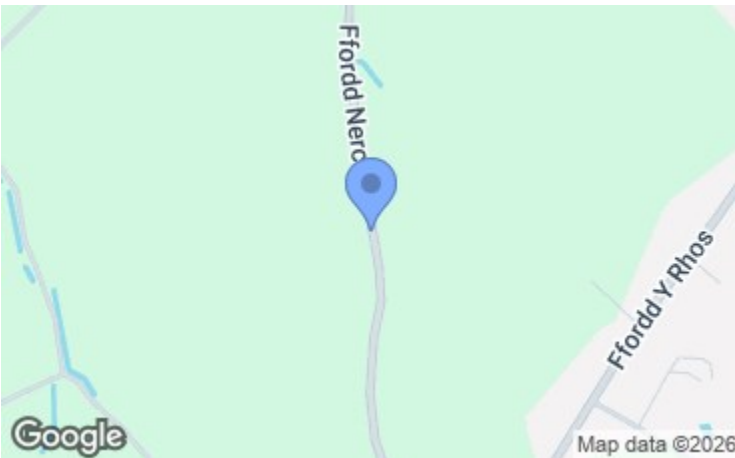
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			73
Not energy efficient - higher running costs		33	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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Cedar Cottage Ffordd Nercwys **NEW**
Treuddyn, Mold, Clwyd
CH7 4BG **£500,000**

CH74BG	£500,000
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Cedar Cottage is a charming three-bedroom detached cottage set within a stunning semi-rural position on the outskirts of Treuddyn, enjoying breathtaking panoramic views across the Welsh countryside towards the Wirral and Liverpool.

The property offers characterful and versatile accommodation including a welcoming living room with wood-burning stove, kitchen and dining area with traditional cottage features, conservatory overlooking the garden, and three well-proportioned bedrooms.

Externally, the property is set within approximately 1.2 acres of land, including paddock space of approximately 0.8 acres, stable blocks, and additional outbuildings. A converted home gym provides further flexibility, while a sandstone patio creates the perfect space for outdoor entertaining.

With planning permission already granted for a glamping pod, the property presents an exciting opportunity for buyers seeking a rural lifestyle property with potential for equestrian use, smallholding or tourism income.

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LOCATION



Treuddyn is a sought-after village located in the rolling countryside of Flintshire, offering a peaceful rural setting while remaining conveniently positioned for nearby towns and transport links. The village benefits from local amenities, a primary school and community facilities, while the nearby market town of Mold provides a wider range of shops, restaurants, supermarkets and leisure facilities. The location also offers excellent access to Wrexham, Chester and the North Wales road network, making it ideal for commuters seeking countryside living without sacrificing connectivity. The surrounding landscape offers beautiful walking routes, open countryside and spectacular views, making Treuddyn a popular choice for those looking to enjoy the best of rural North Wales living.

EXTERNAL



Cedar Cottage is approached via a large gravelled driveway providing extensive off-road parking for several vehicles, with a hardstanding area and wooden gate offering privacy and excellent kerb appeal. The property enjoys a wonderful semi-rural position on the outskirts of Treuddyn with far-reaching panoramic views across the Welsh countryside towards the Wirral and Liverpool. The property also benefits from approximately one acre of adjoining land which includes stable blocks, additional paddock space and a chicken run,

making it particularly appealing for those seeking a lifestyle property with equestrian or smallholding potential.

PORCH

3.80 x 1.29 (12'5" x 4'2")



Entry to the home is through a distinctive blue Composite front door with stained glass detailing. This leads into a useful porch area with tiled flooring, ceiling light pendant and space for coats, boots and everyday storage. A sliding door provides access into the washroom/ tack room.

WASHROOM/ TACK ROOM

0.91 x 1.67 (2'11" x 5'5")

Just off the entrance is a practical washroom fitted with a Belfast-style ceramic sink with mixer tap and shelving above for storage. A double-glazed window provides natural light and ventilation, and the space also houses the wall mounted electric fan heater.

KITCHEN

6.55 x 3.32 (21'5" x 10'10")



The kitchen and dining area forms the heart of the home and is full of character, featuring terracotta tiled flooring and a range of shaker-style wall and base units with wooden work surfaces and traditional brass handles. A ceramic sink with antique-style brass tap sits beneath a window overlooking the front aspect and surrounding countryside. Appliances include an electric

STABLES AND Paddock



The property also benefits from approximately one acre of land, including paddock space, stable blocks and a chicken run. The stable blocks measure approximately:

Stable One: 3.4m x 3.4 m

Stable Two: 3.4 m x 3.4m

Additional block: 5.8m x 3.4m

The land provides excellent potential for equestrian use or smallholding activities.

In addition, the property benefits from full planning permission for a glamping pod, with further details available upon request.



Plot

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money

laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI.

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

DIRECTIONS

Cavendish Estate Agents Ltd -1 High St, Mold CH7 1AZ Head towards High St/B5444 Turn left at the 1st cross street onto Wrexham St/B5444 0.7 mi Slight right 2.0 mi Slight left onto Ffordd Y Pentre 0.6 mi Continue onto Ffordd Nercwys Cedar Cottage will be on the left hand side.

GYM

3.98x3.85 (13'0" x 12'7")



An outbuilding has been converted into a home gym, featuring high vaulted ceilings with some loft storage space is also included, UPVC double doors and windows. This versatile space could easily be adapted for a variety of uses including a home office, studio or hobby room.

GARDEN



The rear garden features a sandstone patio area ideal for outdoor dining and entertaining while enjoying the surrounding rural outlook.

REAR GARDEN



REAR EXTERNAL



CAR PORCH



cooker, and the kitchen also houses the Ideal gas combination boiler. Attractive tiled splashbacks complement the units, while exposed brickwork and wooden beams enhance the cottage character.

DINING AREA



The dining area continues with the terracotta flooring and exposed brickwork and wooden beams enhance the cottage character and offers ample space for a dining table, with a radiator, ceiling light pendants and double-glazed windows providing natural light and views.

HALLWAY

0.87x3.06 (2'10" x 10'0")



A rear hallway connects the kitchen to the remaining ground floor accommodation. This space includes wood flooring, radiators with decorative covers, stained glass windows and a distinctive peacock-stain glass window and ceiling light.

LIVING ROOM

3.73x3.42 (12'2" x 11'2")



The living room is a particularly charming and characterful space, centred around a striking exposed stone feature wall and inglenook fireplace with wooden mantle and a wood-burning stove creating a warm focal point. Exposed whitewashed beams enhance the cottage aesthetic, while carpeted stairs lead to the first floor. Clever built-in storage and shelving have been incorporated beneath the stairs, providing practical storage solutions.



CONSERVATORY
2.43x4.13 (7'11" x 13'6")



Double doors lead from the living room into the conservatory, which enjoys cream tiled flooring, brick base walls and double-glazed windows fitted with blinds. Double doors open directly onto the rear sandstone patio, creating a wonderful indoor-outdoor entertaining space with views over the garden.

DOWNSTAIRS BATHROOM
2.53x2.54 (8'3" x 8'3")



The ground floor bathroom comprises a bath with tiled splashback, wash basin and double-glazed window with ventilation. A separate WC is located adjacent, along with a corner shower enclosure with white tiling and electric shower. A heated towel rail completes the space.

LANDING
1.05x3.03 (3'5" x 9'11")



The first-floor landing is carpeted and includes a radiator, ceiling light pendant and window to the front aspect, allowing natural light into the space. Doors lead to the three bedrooms and family bathroom.

PRIMARY BEDROOM
4.14x3.32 (13'6" x 10'10")



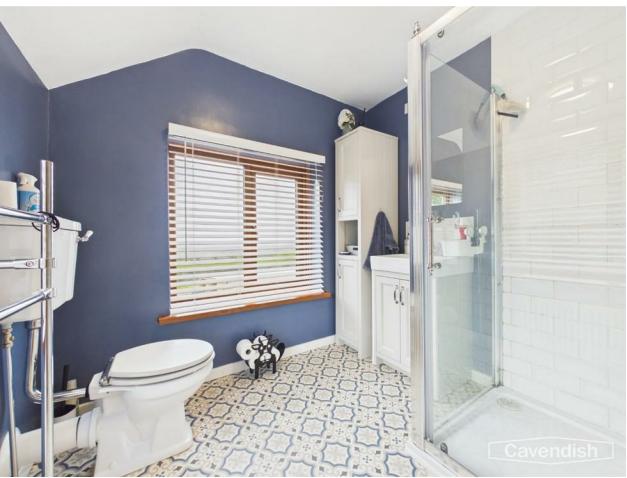
The principal bedroom is a bright and spacious double room benefiting from three windows to the front, side and rear elevations, allowing for spectacular panoramic views across the surrounding countryside towards the Wirral and Liverpool skyline. The room features carpeted flooring and ceiling light pendant.

BEDROOM 3
3.09x2.83 (10'1" x 9'3")



Another well-proportioned bedroom with carpeted flooring, radiator, ceiling light pendant and double-glazed window. Access to the loft space is also located here.

BATHROOM
2.41x2.37 (7'10" x 7'9")



The upstairs bathroom features vinyl tile-effect flooring and a spacious walk-in shower with white floor-to-ceiling tiling and Victorian-style exposed plumbing with rainfall shower head. The room also includes a wash basin with tiled splashback and storage beneath, heated towel rail, and two double-glazed windows providing natural light and countryside views.



BEDROOM 2
4.22x3.23 (13'10" x 10'7")



A good-sized double bedroom with carpeted flooring, radiator and double-glazed window. A useful alcove area is currently utilised as a home office or study space with shelving.

