

Cavendish

RESIDENTIAL

The Cross, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515 Fax: 01352 751414

Email: mold@cavres.co.uk



Main Road

Sychdyn,
Mold, Flintshire CH7 6EA

**Offers Over
£370,000**

An extended four bedroom detached period house with large conservatory, double garage and good size rear garden. Situated close to the centre of this popular and conveniently located village, approximately equidistant of Mold and the A55 Expressway. The property offers spacious and adaptable family accommodation having benefitted from extension to the rear to include a large open plan kitchen / dining room with adjoining conservatory. The accommodation with new fitted carpets throughout in 2017, gas heating and double glazing in brief comprises: reception hall, spacious lounge, sitting room, large quality kitchen/dining room, utility room, cloakroom WC, spacious conservatory with pool table, ground floor bedroom with potential en-suite, first floor landing, master bedroom with en-suite, two further double bedrooms and family bathroom. Detached double garage, off road parking for several cars and private rear gardens with patio. **INSPECTION HIGHLY RECOMMENDED.**

www.cavendishresidential.com

LOCATION

Sychdyn is a large and popular village about 1.5 miles from Mold and 2 miles from Northop and the A55 expressway providing excellent commuter links throughout the region. The village has a general store/post office, primary school and inn, whilst the market town of Mold provides a wide range of facilities to include secondary schools and leisure centre.

THE ACCOMMODATION

Attractive part glazed solid oak panelled door to:

RECEPTION HALL

3.91m X 2.08m (12'10 X 6'10)

Turned spindle staircase rising through to the first floor accommodation with useful under stairs storage cupboard. Single panel radiator, deep coved ceiling, picture rail, doorway off opening to:



LOUNGE

6.73m X 3.91m (22'1 X 12'10)

A large well lit room with feature white painted fireplace with marble inset and living flame gas fire. Decorative coved ceiling with inset spotlights, two wall light points, two double panel radiators, TV aerial point, telephone point and two uPVC double glazed leaded effect windows.



SITTING ROOM

3.91m X 3.61m (12'10 X 11'10)

UPVC double glazed leaded effect window. Original oak fireplace with tiled inset and hearth, herringbone wood block floor, picture rail, TV aerial point, telephone point and double panel radiator.



KITCHEN / DINING ROOM

6.50m X 5.66m (21'4 X 18'7)

Fitted with a range of cream fronted base and wall mounted units with central island and wood effect roll edged worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. 'Stoves' range style cooker with stainless steel extractor canopy over, integrated dishwasher and American style fridge/freezer (all included in the sale). Wine rack over, two glazed display cabinets and built in plate rack. Tiled splashbacks, ceramic tiled floor, inset LED ceiling spotlights, two wall light points, two TV aerial points and single panel radiator. Two double glazed windows to rear and French doors to the conservatory.



CONSERVATORY

10.24m X 3.07m (33'7 X 10'1)

A large conservatory of UPVC construction above a brick base with two ceiling fans / light units and double glazed French doors to garden. Ceramic tiled floor, electric light and power installed, television aerial point and air conditioning / heating unit. Pool table included in the sale.

Six person hot tub available by separate negotiation.



REAR PORCH

2.95m X 1.22m (9'8 X 4'0)

Ceramic tiled floor, built in cloaks cupboard and single panel radiator. Part glazed exterior door.

UTILITY

1.75m X 2.39m (5'9 X 7'10)

Fitted worktop, void and plumbing for washing machine and tumble dryer, ceramic tiled floor and single panel radiator. UPVC double glazed window and range of built in wardrobes to one wall with louvre doors.

CLOAKROOM WC

1.42m X 1.22m (4'8 X 4'0)

Fitted with a cream suite comprising pedestal wash hand basin and low level WC. Ceramic tiled floor, extractor fan and single panel radiator.

BEDROOM FOUR

3.71m X 3.61m (12'2 X 11'10)

UPVC double glazed window to side. Built in double wardrobe and further storage cupboard housing the hot water cylinder. TV aerial point and single panel radiator. Sliding door to:

ENSUITE

2.24m X 1.37m (7'4 X 4'6)

Formerly an en-suite bathroom with 'wet floor' system and fully tiled walls. UPVC double glazed window, corner wash basin and radiator.

FIRST FLOOR LANDING

Double glazed leaded effect windows to two aspects, picture rail, three wall light points and single panel radiator.

BEDROOM ONE

3.63m x 3.28m extending to 5.79m (11'11 x 10'9 extending to 19'0)

Two double glazed windows overlooking the garden, two wall light points, telephone and television points. Large built in wardrobe with sliding doors.



EN-SUITE

2.31m x 1.70m (7'7" x 5'7")

Fitted with a white suite comprising large shower cubicle with twin headset, vanity wash hand basin with storage cabinet beneath and low level WC with concealed cistern. Tiled walls with decorative border tile, vinyl floor, heated towel ladder, extractor fan and double glazed window.



OUTSIDE

The property is approached via a splayed entrance with timber gates to a large tarmacadam parking area providing parking for several vehicles. Electricity and gas meters, and external cold water supply to side of the house. Gated entrance to left hand gable to rear garden.

DETACHED GARAGE

6.50m x 5.28m (21'4" x 17'4")

Twin double doors to front, access to loft void, electric power installed and extensive range of built in cupboards, drawers and workbench.

GARDENS

To the rear is a large fully enclosed lawned garden with an extensive block paved block paved patio extending across the rear elevation with low brick retaining walls. Timber framed summer house. Outside tap and power point. Attached store housing the gas boiler.

COUNCIL TAX

Flintshire County Council - Tax Band G

DIRECTIONS

From the Agent's Mold Office proceed up the High Street to the traffic lights turning right onto King Street. At the roundabout take the second exit signposted Queensferry, continue to the traffic lights turning left signposted for Northop and Sychdyn. Proceed into the village of Sychdyn and on passing Pen Y Bryn on the right hand side continue for a further 30 yards whereupon the property will be found on the right hand side.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DCW

Amended JF

BEDROOM TWO

3.63m x 3.96m (11'11" x 13')

Double glazed leaded effect window, picture rail, television aerial point, loft hatch and double panel radiator.



BEDROOM THREE

3.58m x 3.91m (11'9" x 12'10")

Double glazed leaded effect window, fitted triple wardrobe with sliding doors and corner display shelving. Picture rail, television aerial point and double panel radiator.

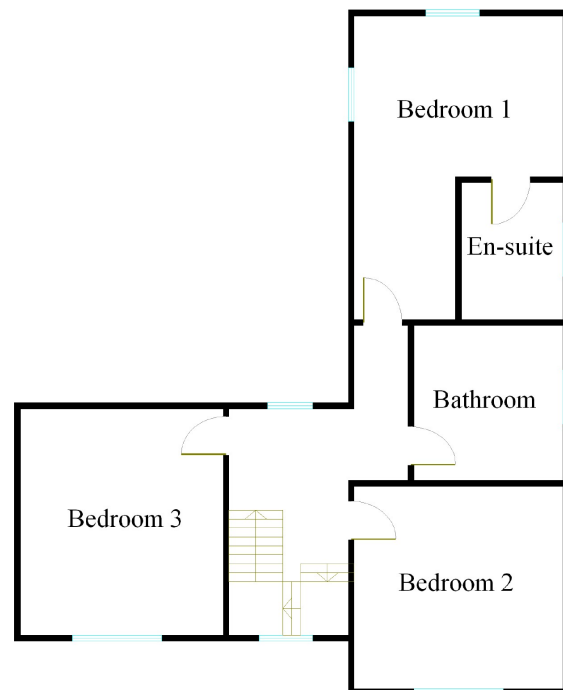
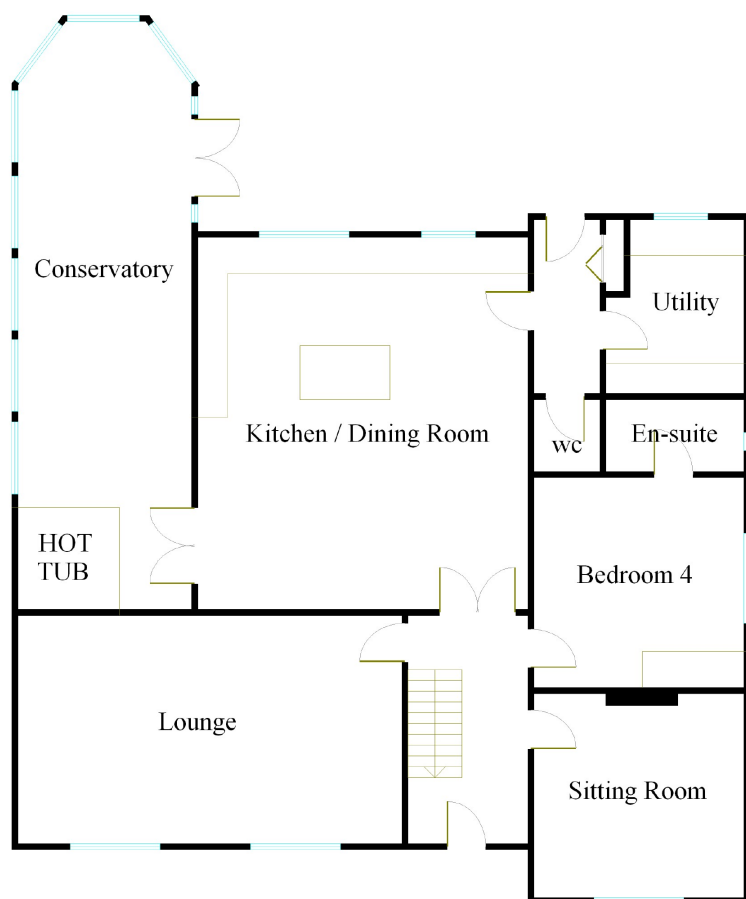


BATHROOM

2.69m x 2.67m (8'10" x 8'9")

Fitted with a three piece suite comprising large panelled bath with chrome mixer tap with electric shower over, pedestal wash hand basin and close coupled WC. Fully tiled walls with decorative border tile, vinyl flooring, fitted mirror, single panel radiator, telephone point, TV aerial point and double glazed window.

FLOOR PLANS



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.

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