

3 Haulfryn

MS11087



SYCHDYN

£235,000

3 Haulfryn, Sychdyn, Mold, CH7 6SX
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DESCRIPTION: If you are looking for a family home in a popular village then this could be the one for you. Near by primary school, village convenience store and pub. Much improved by the present owners this property comprises: Bright and airy welcoming entrance porch, entrance hall, spacious lounge, modern fitted kitchen/breakfast room, three generous bedrooms and shower room. Gas heating and double glazing. Driveway providing parking with electric charging point and garage. Neatly tended gardens to the front and rear. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through MoldOffice

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left on to Chester Street West from our office and proceed to Connah' s Quay, at the Custom House turn left into Mold Road and continue until reaching the mini roundabout and take the first exit. Continue to Northop and at the traffic lights turn left and proceed to Sychdyn. Take the next left after the speed camera and first right into London Road. Continue until turning left into Tan Y Bryn and the junction meets with Haulfryn where the property will be seen in the front of you.

LOCATION: Sought after village with village amenities and services.

HEATING: Gas heating with radiators.

ENTRANCE PORCH 12' 1" x 3' 8" (3.68m x 1.12m) UPVC window's and doors. Tiled floor.

ENTRANCE HALL: Double glazed front door and side panel, radiator, laminate floor and under stairs storage cupboard.

LOUNGE 19' 9" x 12' 9" (6.02m x 3.89m) Two radiators and two double glazed windows. Gas fire with tiled surround with mantle over/ Laminate floor.



KITCHEN/BREAKFAST ROOM: 13' 7"(max) x 12' 5" (4.14m x 3.78m) Radiator and two double glazed windows. Plumbing for an automatic washing machine and dish washer, One and a half stainless steel sink unit with storage below and a comprehensive range of matching modern wall and base units with work surface over. Breakfast bar. Electric oven and gas hob. Complementary tiling to the splash back area's. Laminate floor and door to the garden.



STAIRS AND LANDING: Radiator, double glazed window, cupboard housing the gas boiler and loft access.

BEDROOM 1: 12' 4" x 10' (3.76m x 3.05m) Radiator and double glazed window. Built in wardrobes and laminate floor.



BEDROOM 2: 12' 3" x 7' 8" (3.73m x 2.34m) Radiator and double glazed window. Built in wardrobes and laminate floor



BEDROOM 3: 10' 9" x 6' 9" (3.28m x 2.06m) A generous 3rd bedroom presently used as an office. Radiator and double glazed window. Laminate floor.



SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin in vanity unit and corner shower cubicle. Complimentary tiling.



OUTSIDE: A lawn garden to the front and a drive allowing parking to the side with electric charging point and water tap. Garage 18' 7 X 9' with up and over door, side personal door and double glazed window. Light and power is connected to the garage. To the rear is a raised lawn garden and paved patio area. Garden shed.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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