



Pen Y Bryn

Sychdyn,
Mold, Flintshire CH7 6EE

Price
£215,000

*****NO ONWARD CHAIN***** A greatly extended and beautifully appointed four bedroom semi-detached house with a splendid luxury fitted kitchen / dining and family room, two new contemporary bathrooms and large integral garage, set within landscaped gardens to the centre of this popular village community some two miles from Mold. It provides well planned accommodation affording entrance hall, lounge with wood burning stove, new contemporary fitted kitchen with built-in appliances, dining room with french windows and adjoining family room, four bedrooms and two bathrooms, gas central heating, double glazing, ample parking and enclosed private garden to the rear with raised decked area, garden store and lawn. This exceptional family home can only be fully appreciated on inspection.

LOCATION

Sychdyn is a large and popular village about 1.5 miles from Mold and 2 miles from Northop and the A55 expressway. 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

UPVC double glazed front door with matching full depth glazed panel to side leading to:

HALL

4.39m x 1.75m (14'5" x 5'9")

With staircase rising off with polished wood hand rail. Laminated flooring, deep coved ceiling and a vintage cast iron radiator. Enclosed under stairs cupboard.

LOUNGE

4.22m x 3.20m (13'10" x 10'6")

Out built chimney breast with brick lined recess, raised hearth and a cast-iron wood fire grate, double glazed window to the front with venetian blind, deep coved ceiling, tv point and panelled radiator.



KITCHEN

5.08m x 2.97m (16'8" x 9'9")

The kitchen has been refurbished with a contemporary range of base and wall mounted cupboards and drawers with white matt finish to door and drawer fronts and contrasting wood grain effect working surfaces to include space for a range cooker with electric and gas points, stainless steel extractor hood and light over, inset single drainer sink with mixer tap, void for upright fridge freezer, pan drawers, integrated dishwasher and washing machine, attractive red gloss tiled upstand, ceiling downlighters, double glazed window overlooking the rear garden, contemporary panelled radiator, wood grain laminated flooring to match the hall and extending to the adjoining dining/family room.



FAMILY ROOM

3.78m x 3.12m (12'5" x 10'3")

A spacious and adaptable room with double glazed window overlooking the rear garden, matching flooring and radiator.



FIRST FLOOR

INNER LANDING

With large walk-in wardrobe with hanging rails and fitted shelving.

BEDROOM ONE

3.76m x 3.23m (12'4" x 10'7")

Double glazed window to front, tv point and panelled radiator.



LUXURY NEW BATHROOM

3.23m x 1.96m (10'7" x 6'5")

New white suite comprising walk-in cubicle with a high output thermostatically controlled shower, contemporary style bath, fitted unit incorporating wash basin and storage cabinet, low level wc, half tiled walls to a contemporary style, wood grain effect floor covering, ceiling downlighters, double glazed windows and a towel radiator.

MAIN LANDING

Leading to:

BEDROOM TWO

3.84m x 2.84m (12'7" x 9'4")

Double glazed window to front and panelled radiator.



BEDROOM THREE

3.40m x 2.84m (11'2" x 9'4")

Double glazed window and panelled radiator.

BEDROOM FOUR

2.46m x 2.13m (8'1" x 7'0")

Double glazed window and panelled radiator.

BATHROOM

2.13m x 2.03m (7'0" x 6'8")

Luxury white suite comprising contemporary bath, walk-in shower cubicle with glazed screen and high output shower, fitted cabinet with oval wash basin, pillar tap and storage cabinets and low level wc. White enamelled towel radiator, double glazed window, ceiling downlighters and attractive wall tiling in part.



OUTSIDE

The property is approached over a wide concrete printed drive providing ample space for parking two cars and thereafter access to the integral garage. Adjoining is a landscaped garden area designed for low maintenance with access to the left hand elevation leading to the rear.

INTEGRAL GARAGE

4.57m x 3.28m (15'0" x 10'9")

Having a red finished roller shutter door to front, electric light and power installed, a modern gas fired combination boiler providing domestic water and heating, double glazed window and matching door to side.

REAR GARDEN

The rear has benefitted from extensive landscaping with a raised timber decked area adjoining the french windows to the dining room with seating area and decked area extending via steps to a lower lawned garden area with a timber panelled garden store.



AGENT'S NOTE

Flintshire County Council - Council Tax Band D.

DIRECTIONS

From the Agent's Mold Office, proceed along the High Street and on reaching the traffic lights turn right onto King Street. On reaching the roundabout take the second exit towards New Brighton and on reaching the traffic lights adjoining County Hall turn left signposted Northop and Sychdyn. On entering Sychdyn village take the first right onto Pen y Bryn and follow the road for some 300 yards whereupon the property will be found on the left hand side.

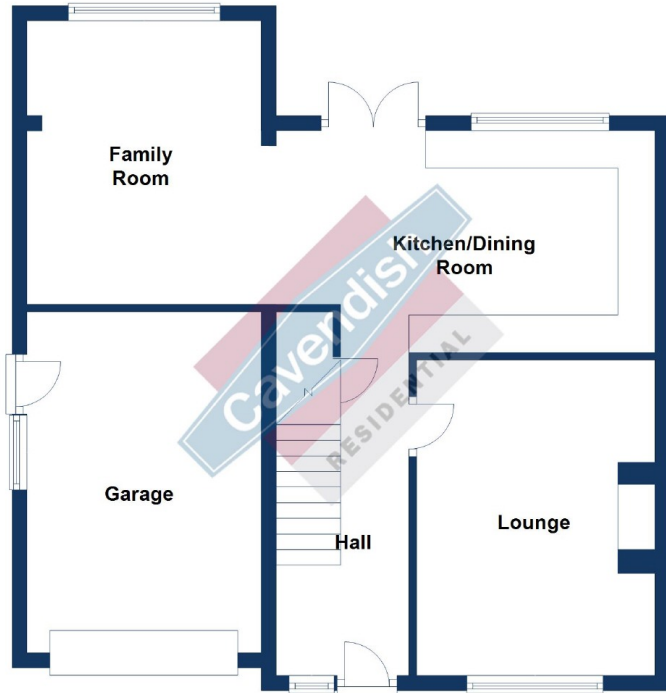
VIEWING

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

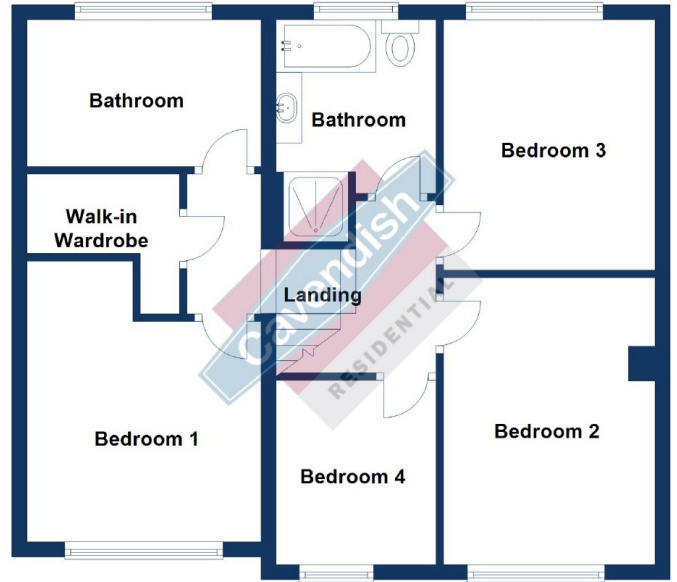
FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF

Ground Floor



First Floor



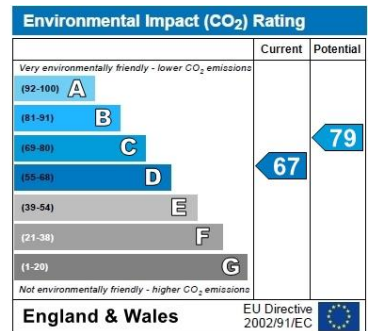
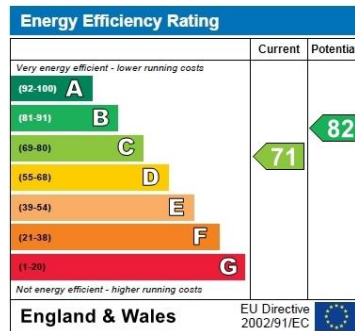
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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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Hope House

