

Cavendish

RESIDENTIAL

The Cross, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515 Fax: 01352 751414

Email: mold@cavres.co.uk



New Brighton Road

Sychdyn,
Mold, Flintshire CH7 6EF

Price
£239,950

***MODERN 4 BEDROOM DETACHED FAMILY HOUSE *UPDATED IN RECENT YEARS *CORNER PLOT WITH AMPLE OFF ROAD PARKING.** An immaculately appointed and well planned four bedroom detached house occupying a corner position in low maintenance gardens on the periphery of this noted village, not on an estate, with local shop/post office, popular primary school and inn. The property has benefitted from a programme of updating in recent years to include a modern fitted kitchen with range of integrated appliances, a luxury bathroom with four piece suite, replacement gas fired central heating boiler and UPVC double glazed windows and exterior doors. In brief providing: reception hall, cloakroom/wc with modern suite, spacious lounge with feature fireplace, separate dining room, fitted kitchen with matching utility room, first floor landing, master bedroom with fitted wardrobes and vanity wash basin, three further bedrooms and luxury family bathroom. Off road parking for several cars, detached garage and patio garden to the rear. NO ONWARD CHAIN

www.cavendishresidential.com

New Brighton Road, Sychdyn, Mold, Flintshire CH7 6EF

LOCATION

The property occupies a prominent corner position on the fringe of the village with a wide frontage and views across to neighbouring countryside. It provides well maintained family sized accommodation which has benefitted from a programme of updating in recent years. The village centre with bowling green and park is within a few minutes walk, whilst the local market of Mold provides a comprehensive range of shops serving most daily needs, secondary schools and leisure facilities is approximately 2 miles. The A55 expressway at Northop provides ease of access along the North Wales coast, to Chester and motorway network.



THE ACCOMMODATION COMPRISES:

Covered front entrance with outside light and dark wood effect UPVC stained/lead door to:

SPACIOUS RECEPTION HALL

4.88m x 2.03m (16'0" x 6'8")

White spindled staircase to the first floor with storage cupboard beneath, coved ceiling, radiator and telephone point.

CLOAKROOM

2.03m x 1.04m (6'8" x 3'5")

Refurbished with a modern suite and attractive part tiled walls comprising vanity wash basin unit with wood grain effect drawers beneath and mixer tap, and low flush wc. Matching tiled floor, radiator and double glazed window.



LOUNGE

5.33m x 3.33m + bay (17'6" x 10'11" + bay)

An attractive room with double glazed square bay window to the side elevation, feature corner fireplace with white surround, marble inset and hearth, and coal effect gas fire. Coved ceiling, dado rail, tv aerial point and double panelled radiator. Arch to the dining room.



DINING ROOM

3.40m x 2.72m (11'2" x 8'11")

Coved ceiling, radiator, dado rail and double glazed patio door leading out to the adjoining patio. Door to the kitchen.



KITCHEN

3.40m x 2.62m (11'2" x 8'7")

Well appointed with a modern range of walnut effect fronted base and wall units extending to two walls with stainless steel handles and contrasting dark grey stone effect work tops with inset stainless steel sink unit with feature mixer tap. Attractive tiled splash back and range of integrated Zanussi appliances comprising stainless steel five gas burner hob with AEG cooker hood above, integrated microwave oven, single electric fan assisted oven, fridge and freezer. Void and plumbing for dishwasher, tiled floor, radiator and double glazed window with open aspect. Door to the utility room.



UTILITY ROOM

2.46m x 2.01m (8'1" x 6'7")

Matching base and wall cupboards with work tops, inset sink unit and tiled splashback. Void and plumbing for washing machine, Worcester gas fired central heating boiler, continuation of the tiled floor from the kitchen, radiator, double glazed window and UPVC double glazed exterior door.



FIRST FLOOR LANDING

Airing cupboard with slatted shelving and radiator. White panelled interior doors to all rooms.

BEDROOM ONE

3.40m x 3.38m (max) into wardrobes (11'2" x 11'1" (max) into wardrobes)

Double glazed window to the side elevation, range of fitted wardrobe units to one wall and vanity wash basin unit with cupboards beneath and tiled splashback. Dark wood effect laminate flooring, wall light point and radiator.

New Brighton Road, Sychdyn, Mold, Flintshire CH7 6EF



BEDROOM TWO

3.10m x 2.74m (10'2" x 9'0")

A double sized room with double glazed window to the side elevation with views across surrounding countryside, dark wood effect laminate flooring, loft access and radiator.



BEDROOM THREE

2.74m x 2.31m (9'0" x 7'7")

Double glazed window to the side with open aspect, dark wood effect laminate flooring and radiator.



BEDROOM FOUR

2.49m x 2.03m (8'2" x 6'8")

Double glazed window, fitted shelving, dark wood effect laminate flooring and radiator.



BATHROOM

2.46m x 1.88m +shower (8'1" x 6'2" + shower)

A luxury family bathroom refurbished in recent years with a quality white suite and attractive fully tiled walls with matching flooring. Comprising raised panelled bath with mixer tap, separate shower enclosure with chrome shower valve and full length glazed screen, vanity wash basin unit with cabinets beneath and low flush wc. Chrome towel radiator, shaver point and high level double glazed window.



OUTSIDE

The property occupies a corner plot with open plan front lawn garden areas with an established blossom tree and flagged pathway. Driveway parking providing off-road parking for several cars and access to the detached single garage. A gate from the drive leads through to the rear garden.



DETACHED GARAGE

2.51m x 5.33m (8'3" x 17'6")

Of brick construction with up and over door, side door and power and light installed.

REAR GARDEN

A small enclosed patio garden providing easy maintenance with part paved/brick and timber decked seating areas. Timber fencing to the boundaries, raised shrubbery border, outside light and tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit and follow the road to the next set of traffic lights and turn left signposted for Sychdyn. On entering the village take the first right onto Pen y Bryn and follow the road to the 'T' junction whereupon the property will be seen opposite.

VIEWING

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

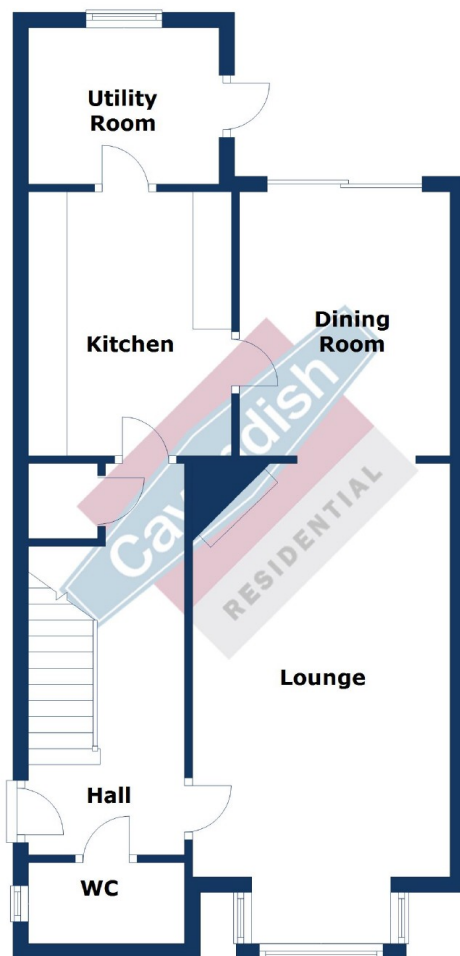
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

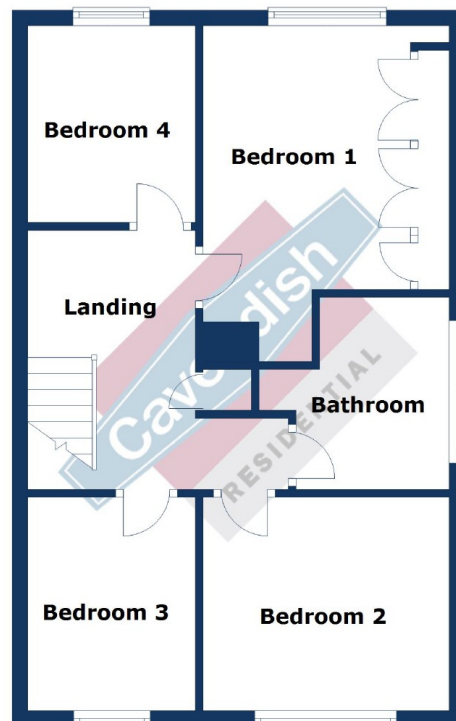
Amended JF



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.

Cavendish Ikin trading as Cavendish Residential.

