



Manor Park

Sychdyn,
Mold, Flintshire CH7 6EQ

Price
£215,000

DETACHED BUNGALOW IN SOUGHT AFTER POSITION A traditional two bedroom detached bungalow with conservatory and garage, standing within established gardens in this much favoured cul-de-sac on the periphery of Sychdyn. Offering well proportioned two bedroom accommodation having benefitted from an extension and enjoying a pleasing open aspect to the rear over surrounding properties across to distant hillside. Outside there is a wide driveway providing parking for up to three cars and detached garage with useful adjoining store/workshop. The property is available for immediate occupation and in brief provides: enclosed front porch, reception hall, spacious lounge with feature fireplace, extended kitchen diner, two double bedrooms (one with adjoining conservatory) and 'wet floor' shower room. Gas fired heating and double glazing. NO ONWARD CHAIN.



LOCATION

The property forms part of this popular residential area located off Pen-y-Bryn on the periphery of the village. There is a local shop/post office within the village centre, primary school, inn and regular bus service. The market town of Mold is within a short drive, which provides a comprehensive range of shopping facilities catering for most daily needs, whilst the A55 Expressway at Northop is about a mile and a half distant enabling ease of access along the North Wales coast to Chester and motorway network beyond.

THE ACCOMMODATION

UPVC double glazed front door with matching side panel to:

ENTRANCE PORCH

Quarry tiled floor and full length inner door to:

RECEPTION HALL

3.94m x 1.35m (12'11" x 4'5")

Laminate wood effect flooring, built-in double cloaks cupboard with coat hooks and shelving, radiator with cover, electricity meter cupboard and white panelled interior doors to all rooms.

LOUNGE

5.41m x 3.63m (17'9" x 11'11")

A spacious room with double glazed windows to the front and side elevations, feature cream coloured fireplace surround with coal effect gas fire, tv aerial point and double panelled radiator.



KITCHEN DINER

0.51m x 3.02m extending to 3.23m (20'3" x 9'11" extending to 10'7")

An extended room fitted with a range of solid oak and light wood effect fronted base and wall units with contrasting dark grey worktops to include a dividing peninsula unit. Glazed display cabinets, tiled splashback, radiator, two double glazed windows and double glazed exterior door to the drive. Karndean tile effect flooring and plumbing for washing machine.



BEDROOM ONE

3.61m x 3.91m max (11'10" x 12'10" max)

Double glazed window to the front, range of freestanding wardrobes with matching bedside cabinets and radiator.



BEDROOM TWO

3.66m x 3.45m (12'0" x 11'4")

Light oak effect laminate flooring, two small radiators and internal double glazed window with matching twin doors leading through to the adjoining conservatory.



CONSERVATORY

3.12m x 2.95m (10'3" x 9'8")

Built on a brick base with UPVC double glazed windows to all sides with pleasing aspect over the surrounding properties and across to distant hillside, and matching UPVC double glazed door to the garden.

Polycarbonate type roof covering, laminate flooring, large radiator and power points.



SHOWER ROOM

2.67m x 2.57m (8'9" x 8'5")

A spacious shower room with attractive part tiled walls and comprising a 'wet floor' shower with a modern chrome overhead shower unit, semi-recessed wash basin with mixer tap and low flush wc. Chrome towel radiator, two double glazed windows, shaver point, recessed lighting, loft access and large built-in cupboard housing an Ideal Logic gas condensing boiler.



OUTSIDE

Tarmacadam driveway extends to the side of the property with large double metal gates providing off-road parking for up to three cars and access beyond to a detached brick built garage. A raised shrubbery border extends to the side of the driveway and there is gated access between the bungalow and garage leading through to the rear garden. Outside light.

FRONT GARDEN

Established front lawned garden with various mature shrubs and bushes.

REAR GARDEN

To the rear is a good sized garden with lawn and paved patio area to the bottom right hand corner. Outside tap and light, timber garden shed and sub-floor basement/storeroom.



GARAGE

5.49m x 3.05m (18'0" x 10'0")

Detached garage with modern up and over door, power and light installed and useful attached store to the rear.

STOREROOM

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

Light and Power installed.

COUNCIL TAX

Flintshire County Council - Council Tax Band E.

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 out of town bearing left at the next set of traffic lights signposted for Sychdyn and Northop. Follow the road up the hill into Sychdyn and take the first right onto Pen-y-Bryn and then second right into Manor Park, whereupon the property will be found on the right hand side.

PRIORITY INVESTOR CLUB

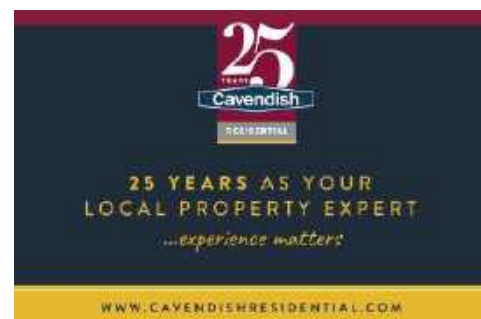
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, Shauna Moore on 01352 752220 or shauna.moore@cavendishrentals.co.uk

VIEWING

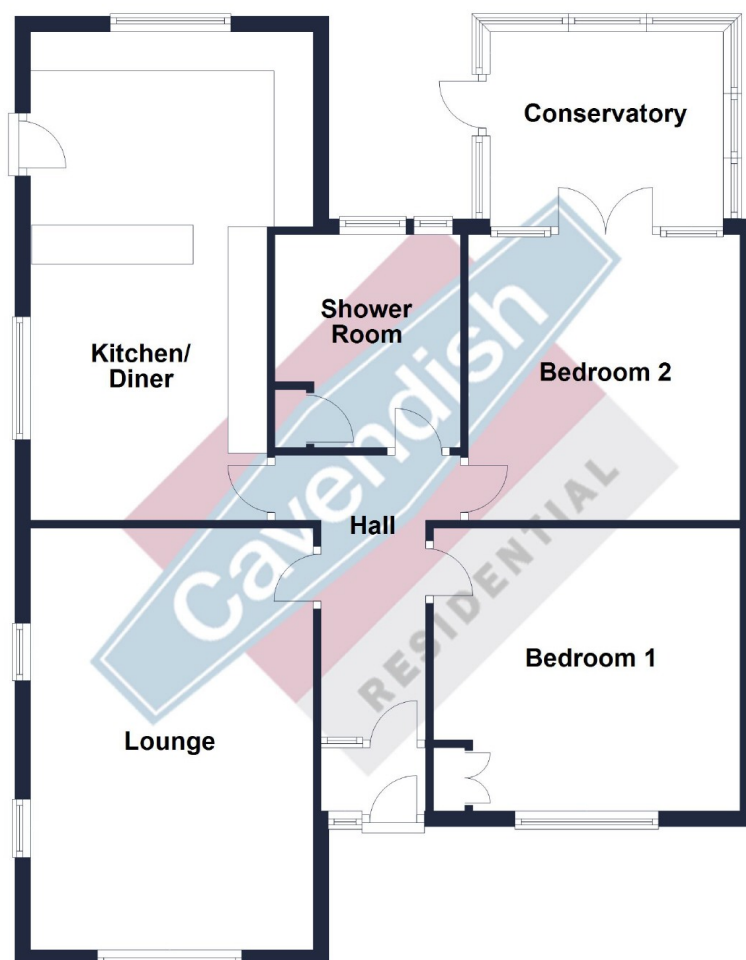
By appointment through the Agent's Mold Office 01352 751515.

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

DCW/JF



Ground 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

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