



12 Pant Ucha Sychdyn, CH7 6EX

Beautiful three bedroom detached bungalow situated in the heart of the sought after village of Sychdyn. comprehensive programme of refurbishment by the owner including new central heating boiler, interior and exterior redecoration, replacement fascia boards and guttering Then we have a fab NewHome4u

- POPULAR DETACHED BUNGALOW
- IMMACULATE CONDITION
- SPLIT LEVEL LOUNGE / SUN ROOM
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- SOUGHT AFTER SYCHDYN LOCATION
- WELL FITTED KITCHEN & SEPARATE DINING ROOM
- ENCLOSED MAINTENANCE FREE GARDEN
- THREE DECENT BEDROOMS
- *** CHAIN FREE ***
- DETACHED GARAGE & OFF ROAD PARKING

Offers in excess of £210,000

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** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Sychdyn lies between Mold and Northop and provides a village environment of peace and calm without the isolation and inconvenience frequently associated with these places. This is because being at worst, five minutes from Mold and with the renowned Theatre Clwyd on the doorstep you could not be better placed to take advantage of the facilities available locally. The added bonus is that the village caters for many of your day to day needs while retaining its own special identity and it is this that contributes greatly to its enduring popularity among prospective home buyers.

In the very heart of the village we find Pant Ucha containing homes of various different designs giving each a welcome air of individuality. This bungalow, like its neighbours is raised slightly to alleviate the effect of the sloping road and has a concrete driveway to one side, running past the home to the semi detached garage at the rear. Separated from the home itself, but semi detached with the garage of the house next door this provides welcome additional storage as if we are honest, cars are rarely stored in them these days.

To the front of the home is a garden area given over to decorative golden gravel with various pots giving splashes of colour and preventing too stark an appearance, before a series of steps lead up to the front door. Opening the brown wood composite door and stepping into the inner hallway, a door to our left opens into a welcoming room overlooking the front garden. This is where this home begins to offer a series of choices as to how you lay out the rooms and their uses because while this would make a very pleasant lounge, the presence of a large sun room to the rear providing an alternative could leave this as a perfectly acceptable three bedroom home.

Assuming the three bedroom option opposite here is the family bathroom or to be strictly accurate, shower room. However never think that this is in some way a compromise, as it has been fitted out beautifully with ceramic tiles to both floor and walls. There is a modern contemporary unit housing both lavatory and hand basin while providing storage beneath.

Moving further along the 'L' shaped hall there are two huge linen cupboards providing all the storage necessary, before we find two matching doors to the remaining bedrooms. The first, overlooking the front garden is a luxuriously proportioned space which is kept very well lit by the large picture window.

The third bedroom is another comfortable double room, this time ably assisted by a complete wall of fitted wardrobes and storage units which incorporate an integrated dressing table. Once again the room is bright and well illuminated by a rear facing window overlooking the golden gravel of the maintenance free rear garden.

Returning along the hallway, opposite the front door is another doorway into the kitchen. This is a very unusual room in that it is, in effect a kitchen/diner but one where the two sections are given very separate identities by an adjoining arch and the further demarcation of different flooring. The kitchen itself is conveniently laid out in a 'U' shape, surrounding the chef with all the work surfaces, storage and equipment they could need. A tall fridge freezer sits to one side, with the free standing electric cooker centrally positioned against the far wall while opposite the fridge, is the automatic washing machine. It is unknown whether these are to be included in the sale but could possibly be purchased in a side arrangement. Through the arch into the formal dining room section of this space we find a room well able to contain a full sized table along with any additional items of free standing furniture you consider necessary.

Past the back door there are three steps down into the large and welcoming sun room which also doubles as the lounge. This is floored in very eye catching ceramic tiles looking for all the world like traditional wood block parquet but with the twin advantages of being both maintenance free and indestructible. Twin aspect windows ensure excellent light levels, especially as one of these is in the form of a French door out into the maintenance free garden. This is a mixture of golden gravel and paved areas, very sheltered and providing a very pleasant spot to relax and bearing in mind the ease of taking care of it, is everything you need. To one side, at the rear of the detached garage is a solid looking wooden shed, ideal for storing tools and the like, while another set of steps lead down to a gate out onto the driveway.

Useful information:



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COUNCIL TAX BAND: D (Flintshire)
ELECTRIC & GAS BILLS: TBC
WATER BILL: TBC

New central heating - boiler new in 2020 - under warranty for 6 years
Re carpeted throughout
New guttering and downspouts and recently cladded
Recently decorated inside & out

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this home has a great deal to offer. The size of the rooms and their layout lends it a flexibility, which is rare and the addition of the sun room accentuates this. The current owners have been using this as the designated lounge, something that has worked well for them and it is easy to see why, being well sized and with an attractive view of the enclosed rear garden giving it a peaceful atmosphere. Sychdyn is seen as a very desirable address and with good reason, being conveniently located and with many local facilities such as the excellent primary school which adds to the case for this being an excellent family home.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

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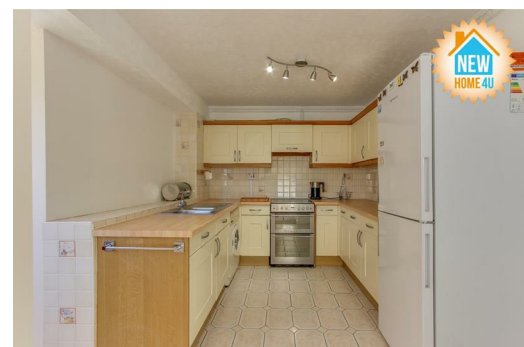
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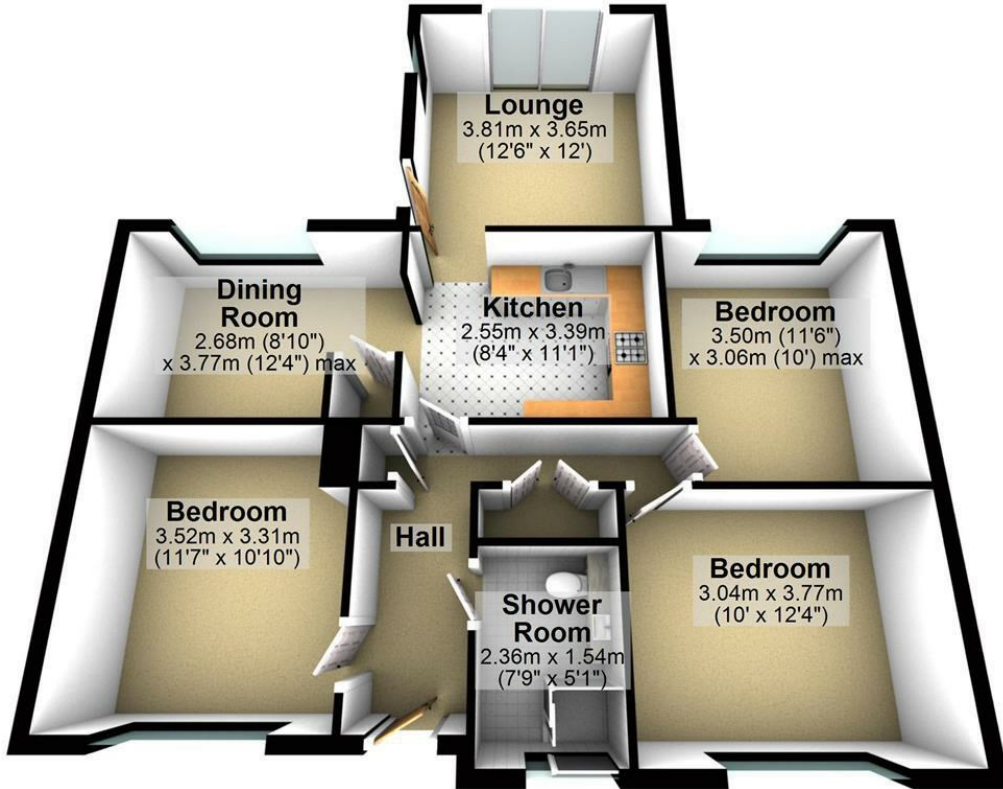
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Ground Floor

Approx. 81.8 sq. metres (880.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	