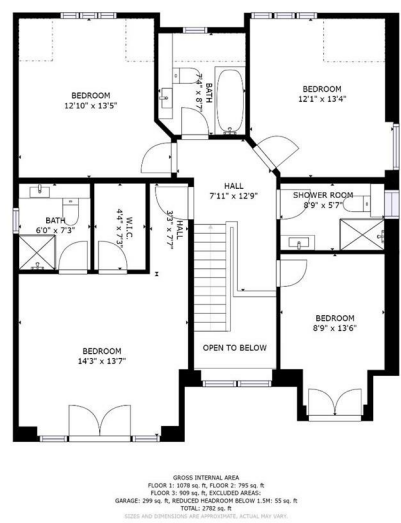
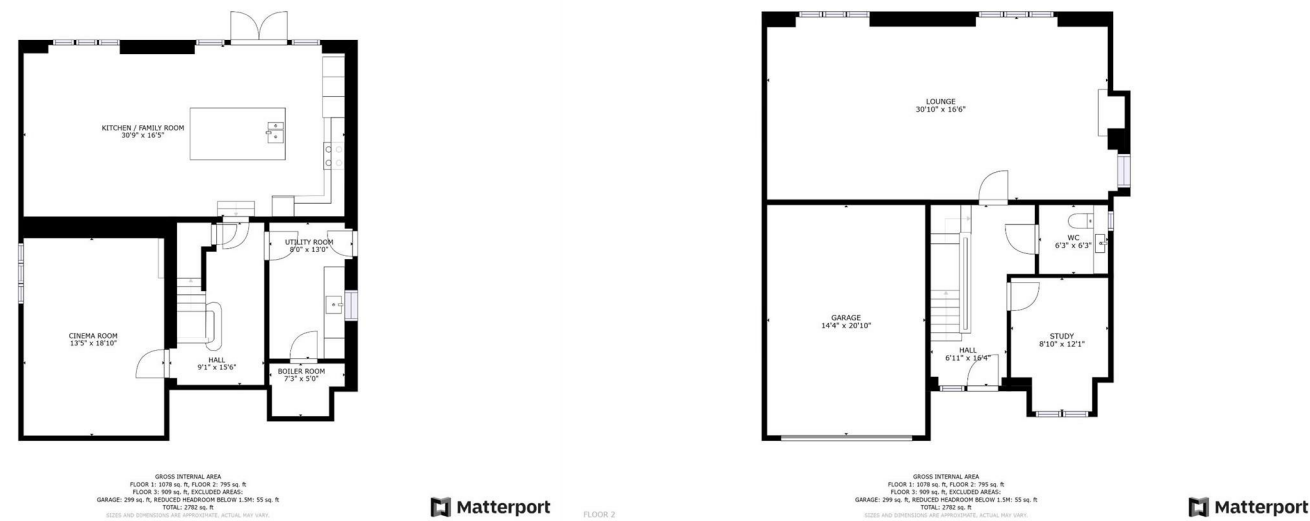


Plot 1 - Ty Mawrth Black Brook, Sychdyn, Mold, Flintshire, CH7 6LT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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 Email: mold.sales@cavmail.co.uk
www.cavendishproperties.co.uk



Plot 1 - Ty Mawrth Black Brook
 Sychdyn, Mold, Flintshire
 CH7 6LT

Price
£650,000

*IMPRESSIVE NEW BUILD THREE STOREY HOMES *HIGH SPECIFICATION *VIEWS OVER COUNTRYSIDE *SUPERB KITCHEN / FAMILY ROOM *CINEMA ROOM *PRINCIPAL BEDROOM WITH BALCONY *APPROX 2,800 SQ FT

An exclusive development of impressive three storey, four bedroom detached homes located on the periphery of this popular village community with views across open countryside. Each offering spacious and highly appointed accommodation, extending to approximately 2,800 square feet, with large rooms, high ceilings providing an abundance of natural lighting and high standard of specification throughout. Featuring oak/glass balustrade staircases, oak interior doors, superb kitchen/family room with quality range of units with quartz worktops and Neff appliances, spacious lounge (30'10" x 16'6") with views over the village, cinema room, utility room, principal bedroom with glass balcony, walk-in wardrobe and en suite shower room; three further bedrooms, family bathroom and shower room. Plots 1 and 2 are located along the coveted Black Brook Lane, a noted lane of individual homes with numerous country walks nearby, yet is within a few minutes' drive of the A55 Expressway at Northop enabling ease of access throughout the region.

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 Estate Agents Ltd.



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 local shop serving daily needs, a popular inn, primary school and bowling green. The village is surrounded by beautiful rolling countryside with numerous country walks, yet is only within a short drive of the A55 Expressway at Northop enabling ease of access along the North Wales coast to Chester and motorway network beyond. Nearby is the noted Theatr Clwyd complex as well as the popular Glasfryn Restaurant.

THE DEVELOPERS

The developers, Parry Griffiths Homes Limited, are a long established, Mold based construction company who have been involved in many building projects throughout the region. They are noted for their high quality workmanship and attention to detail, and are delighted to be developing an innovative scheme in this much sought after village location.

THE DEVELOPMENT

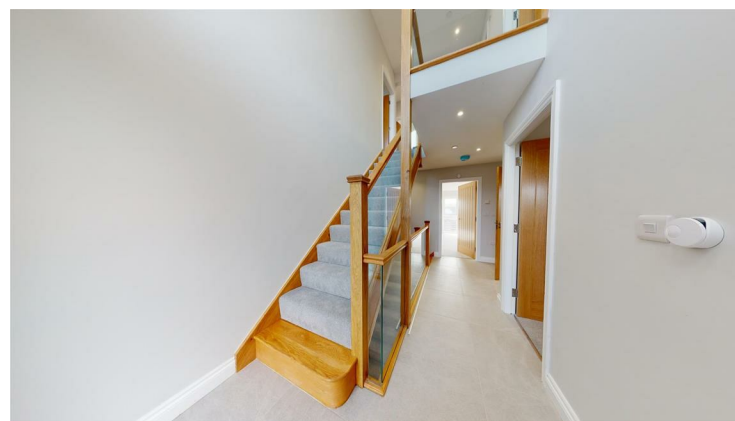
These impressive properties have been architect designed to provide very spacious and versatile accommodation, ideal for modern family living, with high standard of fittings throughout, modern UPVC double glazed windows and exterior doors, gas fired central heating with high performing boilers and each sold with a Builders Warranty. Plots 1 and 2 are located off Black Brook, whilst Plots 3, 4 and 5 will be accessed off Main Road, Sychdyn. Tarmacadam driveways, large integral garages and generous lawned gardens with patios.

PLOT 1: THE ACCOMMODATION COMPRISES:

Modern grey composite door with feature chrome handle to:

RECEPTION HALL

4.98m x 2.11m plus recess (16'4" x 6'11" plus recess)



An impressive reception hall with double height ceiling with large double glazed window and two Velux double glazed roof lights providing an abundance of natural lighting. Oak/glass balustrade staircases to the first and lower ground floor accommodation, tiled floor, alarm control panel, radiator and oak interior doors to all rooms.

CLOAKROOM/WC

1.91m x 1.91m (6'3" x 6'3")

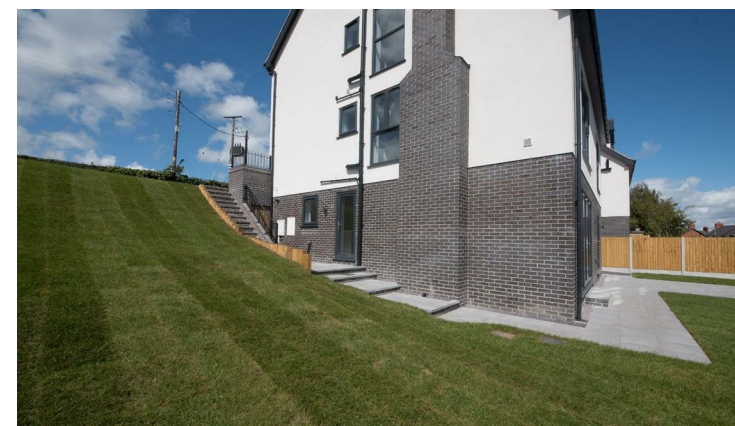


Well appointed with fitted grey toned cabinets with white quartz surfaces and matching splashback comprising wash basin with mixer tap and low flush wc with concealed cistern. Towel radiator, tiled floor, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

STUDY

2.69m x 3.68m (8'10" x 12'1")

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



SAP RATING

The SAP Rating is 88 (B) and the Environmental Rating is 87 (B).

TENURE

Understood to be Freehold, subject to verification.

COUNCIL TAX

Flintshire County Council - Tax Band H.

AGENT'S NOTE

Builders specification may vary, and interested parties are advised to confirm the exact specification prior to purchase. Specification, internal photographs and room measurements provided within these particulars are of Plot 1, for general guidance purposes only.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit and then bear left at the traffic lights signposted for Sychdyn/Northop. Follow the road up the hill and into Sychdyn, and turn sharp left immediately at the Cross Keys Inn onto Black Brook whereupon the houses will be found on the left hand side denoted by the Agent's 'For Sale' board.

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

DCW/JF

Amended AIS

Amended JF

Amended ND

RESERVATION PROCEDURE

Available plots may be reserved by payment of a non-refundable reservation fee of £2,500.00, which will reserve the chosen plot for a period of six weeks from the date of issue of the contract documentation and will be credited against the purchase price. After the 6 week period has elapsed, if contracts have not exchanged the developer reserves the right to cancel the reservation and re-offer the property for sale without a refund. Reservations will only be accepted for prospective purchasers who are in a position to proceed, i.e. who are not sale dependant or where an apparent completed chain exists with regard to the sale of their existing property. Cheques should be made payable to Parry Griffiths Homes Ltd.

BATHROOM

2.24m x 2.62m (7'4" x 8'7")



Well appointed with a three piece suite with fitted cabinets, comprising panelled bath with mixer tap, shower and screen, wash basin with range of grey cabinets beneath and quartz top, and Wc with concealed cistern. Part tiled walls, tiled floor, towel radiator, extractor fan, recessed lighting and double glazed window with frosted glass.

SHOWER ROOM

2.67m x 1.70m (8'9" x 5'7")



Well appointed with a three piece suite with fitted cabinets, comprising corner shower cubicle with mains shower, wash basin with grey cabinets beneath and low flush wc with concealed cistern. Part tiled walls, tiled floor, recessed ceiling lighting, extractor fan, towel radiator and double glazed window with frosted glass.

OUTSIDE



The property is approached via a brick columned entrance leading to a wide red coloured tarmac driveway, which extends to the side of the property providing off-road parking for up to six cars as well as access to the integral garage. Low brick walling with railings extend to the roadside and there are stepped pathways to either side of the property providing access to the gardens. Outside lights.

GARAGE

4.37m x 6.35m (14'4" x 20'10")

With up and over door and power and light installed.

GARDENS



Lawn gardens extend to the side and rear of the property with panelled fencing to the boundaries and flagged paths with matching patio areas to the side and rear. Outside light, power points and tap.

LOUNGE

9.40m x 5.03m (30'10" x 16'6")



A spacious room extending the full width of the property with full length double glazed windows to the rear and side elevations with pleasing views over the village and from the side across to Moel Famau in the far distance. Recessed fireplace with raised granite hearth, tv aerial point, recessed ceiling lighting and two large panelled radiators.



LOWER GROUND FLOOR

HALLWAY

2.77m x 4.72m max (9'1" x 15'6" max)



Tiled floor, recessed ceiling lighting, oak interior doors and radiator.

CLOAKROOM/WC

Comprising low flush wc with concealed cistern and wash hand basin with cabinet beneath. Tiled floor, radiator, extractor fan and recessed ceiling lighting.

CINEMA ROOM

4.09m x 5.74m (13'5" x 18'10")



A spacious and versatile room with double glazed window to the side elevation, recessed ceiling lighting, radiator and connection for wall mounted tv.

KITCHEN/FAMILY ROOM

9.40m x 5.03m (30'10" x 16'6")



An impressive and well appointed open plan room with high ceiling and full length double glazed windows to the rear with access to the patio and garden. The kitchen is fitted with a quality range of teal and grey coloured in-frame style units with a large matching island/breakfast bar and white quartz worktop. Under counter stainless steel sink unit with preparation bowl and adjustable mixer tap, and range of Neff appliances comprising two electric fan assisted ovens with slide/hide doors, matching microwave oven with warming drawer beneath, Siemens dishwasher; and Neff larder fridge and freezer. Tiled floor throughout, recessed ceiling lighting, connection for wall mounted tv and two large panelled radiators.

UTILITY ROOM
3.96m x 2.44m (13' x 8')



A large utility room with range of grey fronted units with white quartz worktop, inset sink unit and matching upstand. Space for tumble dryer and washing machine, tiled floor, radiator, double glazed window, full length double glazed exterior door and internal door to the boiler room.

BOILER ROOM
2.21m x 1.52m (7'3" x 5')

Housing a Worcester gas fired central heating boiler and pressurised hot water cylinder tank.

FIRST FLOOR LANDING



Feature double glazed window to the front with pleasing views over the surrounding countryside across to Halkyn Mountain. Loft access, radiator, recessed ceiling lighting, glass balustrade and matching oak interior doors to all rooms.

BEDROOM ONE
4.34m x 4.14m (14'3" x 13'7")



A superb principal bedroom with vaulted ceiling and feature double glazed full height window to the front with french doors leading on to a balcony with glass balustrade, taking full advantage of the setting and views over the surrounding countryside. Recessed ceiling lighting, tv aerial point, radiator and walk-in wardrobe (4'4" x 7'3") with radiator.



EN SUITE SHOWER ROOM
1.83m x 2.21m (6' x 7'3")



A well appointed en suite shower room with fitted cabinets, comprising corner tiled shower cubicle with mains shower, wash basin with mixer tap and range of grey cabinets beneath; and Wc with concealed cistern. Tiled floor, towel radiator, recessed ceiling lighting and double glazed window with frosted glass.

BEDROOM TWO
3.91m x 4.09m max into recess (12'10" x 13'5" max into recess)



Double glazed dormer window to the rear with views over the village, tv aerial point and radiator.

BEDROOM THREE
3.68m x 4.06m (12'1" x 13'4")



Double glazed dormer window to the rear with views over the village and further full length double glazed window to the side with views across open countryside and beyond. Radiator.

BEDROOM FOUR
2.67m x 4.11m (8'9" x 13'6")

Double glazed french doors with juliette balcony to the front with views, high ceiling, tv aerial point and radiator.