

Llain Wen Raikes Lane, Sychdyn, Mold, Flintshire, CH7 6LR

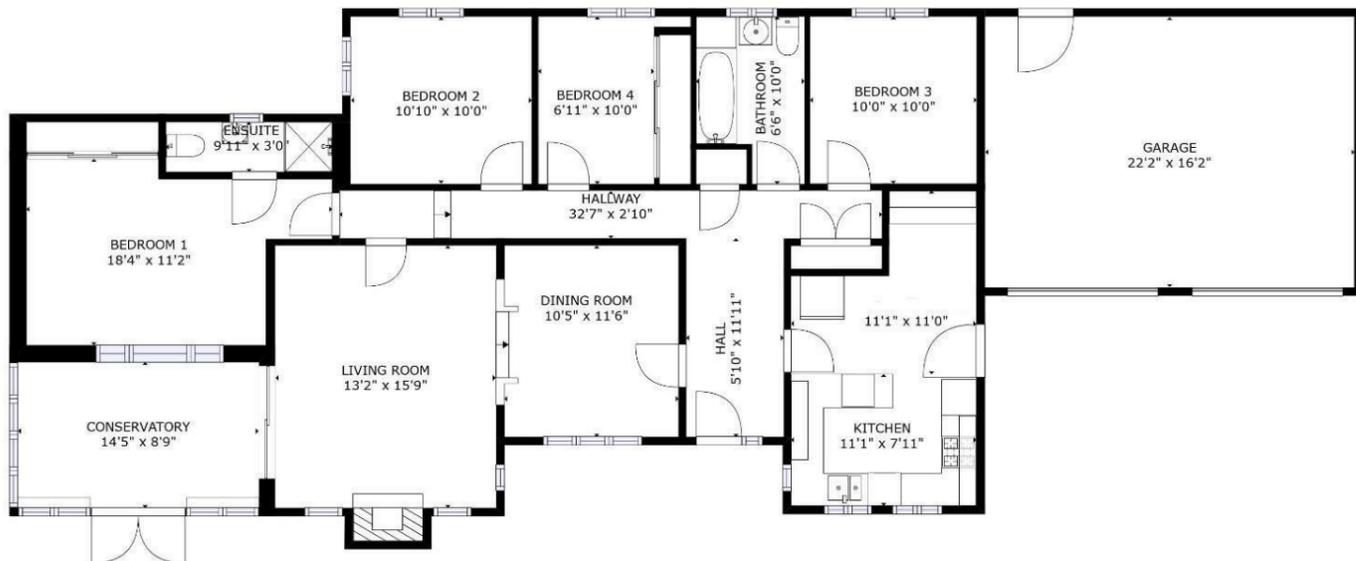
**Cavendish**  
ESTATE AGENTS

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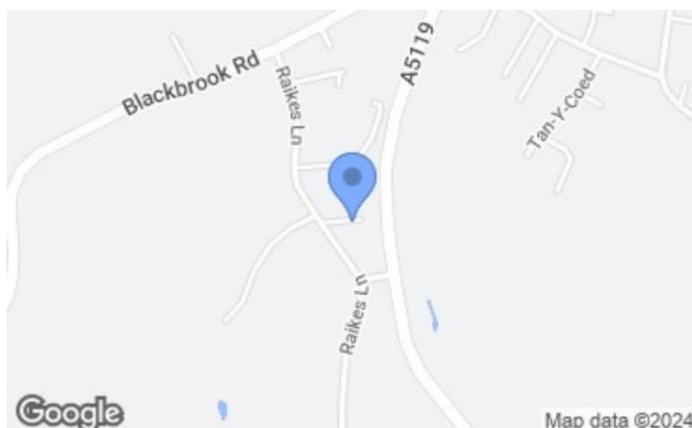


GROSS INTERNAL AREA  
FLOOR 1: 1342 sq. ft. EXCLUDED AREAS:  
CONSERVATORY: 127 sq. ft. GARAGE: 360 sq. ft.  
TOTAL: 1342 sq. ft.

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



| 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                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| <b>68</b>                                   | <b>80</b>               |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |

**Llain Wen Raikes Lane**  
Sychdyn, Mold, Flintshire  
CH7 6LR

**Price**  
**£425,000**

AN IMMACULATELY MAINTAINED FOUR BEDROOM DETACHED BUNGALOW OF INDIVIDUAL DESIGN WITH CONSERVATORY AND DOUBLE GARAGE, located to the head of this small select cul de sac off the highly regarded Raikes Lane on the periphery of Sychdyn village. Dating from 1996 and built of attractive brick faced elevations, this immaculately appointed bungalow affords well planned 'split level' accommodation and benefits from a gas fired central heating system and double glazing. A particular feature are the private, well stocked gardens with patio areas. Ample parking and large attached double garage. In brief comprising; reception hall with built in cloaks cupboard, dining room, living room, conservatory, kitchen/breakfast room, bedroom one with built in wardrobes and en suite shower room, three further bedrooms and family bathroom. INSPECTION HIGHLY RECOMMENDED.

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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



Raikes Lane is a noted residential area on the outskirts of Sychdyn comprising mainly of large individual homes, yet is within a short walk of the village centre, which provides a local shop serving daily needs, bowling green, a popular inn and primary school. The noted Theatr Clwyd complex and Glasfryn restaurant are also close by, whilst Mold town centre provides a comprehensive range of shopping facilities catering for most daily needs. Although semi-rurally situated, the area is within a few minutes' drive of the A55 Expressway at Northop enabling excellent access along the North Wales coast to Chester (12.5 miles) and motorway network beyond. Both Manchester and Liverpool International Airports are usually within an hours' drive.

## THE ACCOMMODATION COMPRISES

Double glazed stained and leaded wood panelled front door to reception hall.

## RECEPTION HALL



Coved ceiling, radiator and telephone point.

## DINING ROOM

3.18m x 3.51m (10'5" x 11'6")



Double glazed window to the front, coved ceiling, recessed ceiling lighting, double panelled radiator, steps down with feature balustrade to either side to living room.



## LIVING ROOM

4.01m x 4.80m (13'2" x 15'9")



Three double glazed windows, feature marble fireplace and

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## VIEWING

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

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

DW/PMW

Amended. NAD



roundabout take the second exit and then take the second left handed turning signposted for Theatr Clwyd. Follow the road up the hill, passing the County Offices and Law Courts, and thereafter onto the country lane until reaching the outskirts of Sychdyn whereupon the entrance to the private road leading to the property will be found on the right hand side. The property will be then found at the end of the drive set back on the right hand side.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Flintshire County Council - Tax Band G.

**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 contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**DIRECTIONS**

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the

hearth with coal effect gas fire, coved ceiling, TV aerial point, double panelled radiator. Double glazed sliding patio door leads through to the conservatory.



**CONSERVATORY**

4.39m x 2.67m (14'5" x 8'9")



Built on a brick base with UPVC double glazed windows and matching French doors to the garden, pitched polycarbonate type roof covering with suspended fan, double panelled radiator, wood veneer flooring.

**KITCHEN/BREAKFAST ROOM**

3.38m x 5.77m max (11'1" x 18'11" max)



Fitted with a range of dark oak fronted base and wall units with contrasting worktops including dividing peninsular unit with inset sink unit with preparation bowl and mixer tap and tiled splashback. Built in appliances comprising four gas burner hob with cooker hood above, electric oven with grill and dishwasher. Void and plumbing for washing machine, Kardean flooring, double glazed windows overlooking the front garden, radiator, double glazed wood panelled exterior door to the driveway.





**EN SUITE**

3.02m x 0.91m (9'11" x 3')

Comprising tiled shower enclosure with glazed screen and mains shower valve, pedestal wash basin and low flush WC. Part tiled walls, shaver point, extractor fan, double glazed window with frosted glass.

**BEDROOM TWO**

3.30m x 3.05m (10'10" x 10')



Double size room with double glazed windows to two aspects to the rear of the property, TV aerial point, coved ceiling, radiator.

**BEDROOM THREE**

3.05m x 3.05m (10' x 10')



A double size room with double glazed window and radiator.

**BEDROOM FOUR**

2.11m x 3.05m plus wardrobes (6'11" x 10' plus wardrobes)



Double glazed window to the rear, fitted full height wardrobe unit with mirror sliding door fronts, radiator.

**BATHROOM**

1.98m x 3.05m (6'6" x 10')



Fitted with a three piece suite comprising wood panelled bath with traditional style shower mixer tap and mains shower valve, pedestal wash basin and low flush WC. Matching part tiled walls, tiled floor, radiator, extractor fan, double glazed window with frosted glass.

**OUTSIDE**

The property is approached over a wide tarmacadam drive which provides parking for up to three cars as well as access to the attached double garage.

**DOUBLE GARAGE**

6.76m x 4.93m (22'2" x 16'2")

Twin up and over doors, part glazed wood panelled exterior

door to the rear, wall mounted gas fired central heating boiler, work bench, power and light installed.

**GARDENS**



Well maintained front and side garden areas with particularly well stocked shrubbery borders with various mature shrubs and trees; and hedging providing a high degree of privacy. Paved pathways and patio areas, access to the rear of the property, outside lights and tap.



**INNER HALLWAY**

9.93m x 0.86m (32'7" x 2'10")



Built in cloaks and linen cupboards, loft access and panelled doors leading to the four bedrooms and bathroom.

**BEDROOM ONE**

5.59m into recess x 3.40m to wardrobes (18'4" into recess x 11'2" to wardrobes)



Double glazed internal window, radiator, TV aerial point, large built in wardrobe with mirrored sliding door fronts.