

Elmore, 41 Black Brook, Sychdyn, Mold, Flintshire, CH7 6LT



GROSS INTERNAL AREA
 FLOOR 1: 715 sq. ft, FLOOR 2: 1003 sq. ft
 FLOOR 3: 325 sq. ft, EXCLUDED AREAS:
 GARAGE: 319 sq. ft, PORCH: 63 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 41 sq. ft
 TOTAL: 2042 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



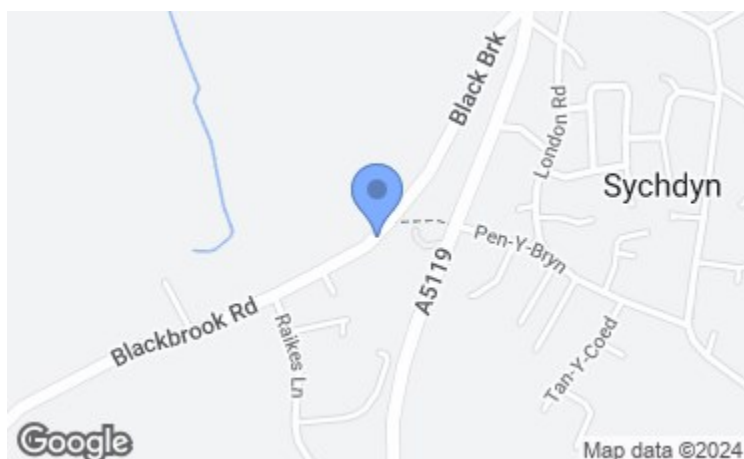
Cavendish
 ESTATE AGENTS

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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			
England & Wales	EU Directive 2002/91/EC	65	75

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		

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 CH7 6LT

Price
£565,000

A SPACIOUS AND VERY ADAPTABLE FOUR BEDROOM DETACHED FAMILY HOUSE with double garage, two balconies and extensive mature gardens. Located along this noted lane on the fringe of Sychdyn village with views over surrounding countryside across to Moel y Crio. Affording well appointed accommodation arranged over three floors with principal rooms taking full advantage of the setting and views, gas fired central heating, double glazing and high standard of decorative order. The property has been extended and in brief comprises: front entrance porch with cloaks cupboard, reception hall, cloakroom/Wc, study/4th bedroom, spacious L shaped living/dining room with limestone fireplace and access onto a decked balcony, kitchen with modern range of units and integrated AEG appliances, utility room, superb first floor sitting room with adjoining decked patio; and lower ground floor accommodation comprising three double bedrooms, principal bedroom with built in wardrobes and spacious en suite; and family bathroom with four piece suite. Driveway providing ample parking, carport, double garage with electric door and extensive rear gardens with patio, summer house, greenhouse and raised vegetable beds. INSPECTION HIGHLY RECOMMENDED.

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.



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LOCATION



staircase leading down to the lower ground floor accommodation, panelled interior doors leading to all rooms.

CLOAKROOM/WWC

1.02m x 1.93m (3'4" x 6'4")

Comprising low flush WC and wash hand basin with splashback and cabinet beneath. Wood effect laminate flooring.

STUDY/BEDROOM 4

2.41m x 3.35m (7'11" x 11')



Double glazed window to the side gable and radiator.

LIVING ROOM/DINING ROOM

4.62m x 7.54m plus 3.38m x 3.10m (15'2" x 24'9" plus 11'1" x 10'2")



A spacious open plan 'L' shaped room with double glazed windows to the side and rear elevations incorporating sliding patio doors leading out onto the decked balcony with pleasing views over the gardens and across to the village centre. Feature polished limestone style fireplace and hearth with pebble effect electric fire, deep coved ceiling, wall light points and two large panelled radiators.

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 ACCOMMODATION COMPRISES

FRONT ENTRANCE

Modern woodgrain effect double glazed composite door to entrance porch.

PORCH

Decorative tiled floor, double glazed window, radiator, deep built in cloaks cupboard and staircase to the upper floor accommodation. Part glazed wood panelled internal door to reception hall.

RECEPTION HALL

2.11m x 6.07m (6'11" x 19'11")



Coved ceiling, telephone point, wall light point, radiator, internal



DRYING / DOMESTIC AREA

To the rear of the property is a useful drying / domestic area which can be accessed from the utility room.

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 property will be found set back on the left hand side, after the two new houses and denoted by the Agent's 'For Sale' board.

TENURE

COUNCIL TAX

Flintshire County Council - Tax Band G

AML

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.

DW/PMW

FAMILY BATHROOM

3.12m x 2.29m (10'3" x 7'6")



A spacious full tiled bathroom fitted with a four piece suite comprising panelled bath with mixer tap, large corner shower cubicle with electric shower, pedestal wash basin and low flush WC. Matching tiled floor, large towel radiator, recessed ceiling lighting, high level double glazed window with frosted glass and deep built in linen cupboard.

OUTSIDE



The property is set back from the lane and is approached over a tarmac driveway which extends to the front of the property providing ample parking and turning areas. The driveway also provides access to the carport located beneath the decking terrace and also the integral double garage. Mature hedging extends to either side of the drive and there is a small lawn located to the left of the drive.

DOUBLE GARAGE

5.82m x 4.72m (19'1" x 15'6")

Electric up and over door, single glazed window and exterior door to the rear of the property, and power and light installed.

GARDENS



To the rear is an extensive and well maintained garden which is divided into two parts to include lawned areas with an extensive split level paved patio areas extending across the rear elevation. Steps provide access up to the timber balcony 10' x 9' adjoining the rear of the property. Various established trees and bushes and mature hedging to the boundaries. Timber clad/framed summerhouse 10' x 6'5" with decking and balustrade. Access from the upper garden leads to a further lower garden with lawn, gravelled pathways, panelled fencing to the rear boundaries, aluminium framed greenhouse 12' x 8' and two raised vegetable beds.



KITCHEN BREAKFAST ROOM

3.45m x 4.14m (11'4" x 13'7")



Fitted with an attractive range of gloss cream fronted base and wall units with contrasting mottle effect work surfaces incorporating a breakfast bar for two people with storage beneath. Inset composite sink unit with preparation bowl and mixer tap, attractive tiled splashbacks surround and under cupboard lighting. Range of integrated AEG appliances comprising touch control induction hob with stainless steel extractor hood above, electric double oven and microwave, Indesit dishwasher and integrated fridge. Tile effect laminate flooring, recessed ceiling lighting, double glazed window to the side elevation and double panelled radiator.



UTILITY ROOM

2.29m x 3.35m (7'6" x 11")

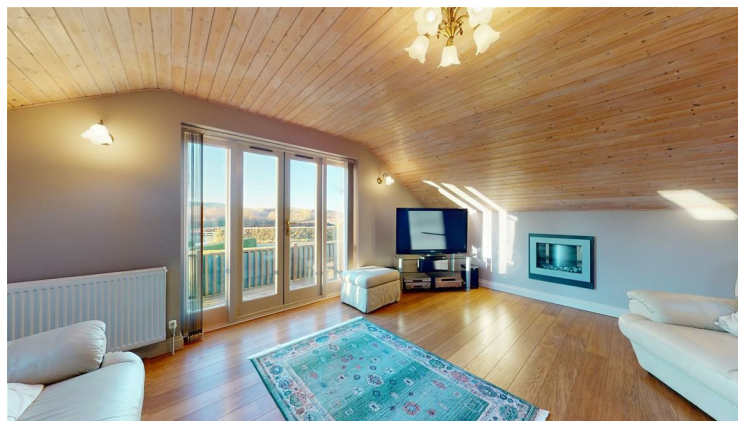


A large utility room with range of base and wall units with dark toned worktops and single drainer stainless steel sink unit with tiled splashback. Plumbing for washing machine, space for second fridge, wall mounted Worcester gas fired central heating boiler, radiator, double glazed window, exterior door and deep under stairs storage cupboard with light.

UPPER FLOOR ACCOMMODATION

SITTING ROOM

5.94m x 5.31m (19'6" x 17'5")



A large versatile room designed to take full advantage of the setting with doors onto a decked terrace measuring 15'7" x 10'2", which extends to the front of the property with far reaching views over the surrounding countryside and across to Moel-Y-Crio. Pine ceiling incorporating four Velux double glazed roof lights with integral blinds providing an abundance of natural light. Under eaves storage, wall light points, laminate wood effect flooring, TV aerial point, recessed electric fire and radiator.



LOWER GROUND FLOOR

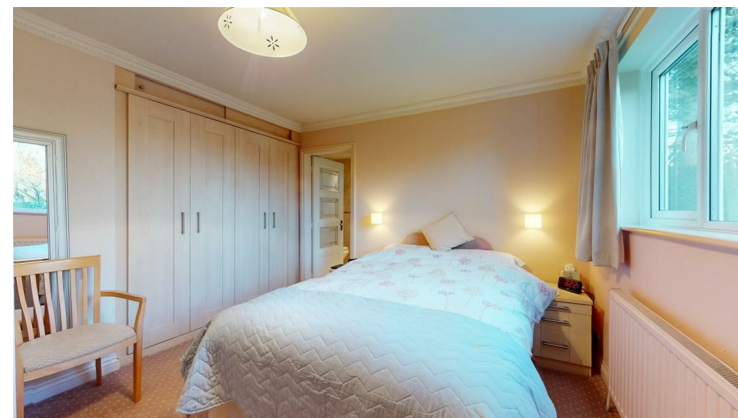
INNER HALLWAY

3.20m x 1.40m (10'6" x 4'7")

Coved ceiling, white panelled interior doors leading to three bedrooms and family bathroom.

BEDROOM ONE

3.96m x 3.28m (13' x 10'9")



Double glazed window overlooking the rear garden, range of built in wardrobes to one wall with light toned door fronts together with matching chest of drawers and bedside cabinets. Decorative coved ceiling, two wall light points, radiator and glazed internal door leads to en suite.

EN SUITE

2.01m x 3.71m (6'7" x 12'2")



A spacious and well appointed en suite shower room with attractive fully tiled walls with feature dado tile and matching tiled floor. Comprising a large walk in shower with curved screen and mains shower valve, vanity wash basin with cupboards and drawers beneath, low flush WC and bidet. Chrome towel radiator, recessed ceiling lighting, extractor fan and two double glazed windows with frosted glass.



BEDROOM TWO

3.66m x 3.28m (12'10" x 10'9")



A double size room with UPVC double glazed sliding patio door overlooking the rear garden, decorative coved ceiling, range of fitted wardrobe units with matching bedside cabinets, chest of drawers and further built in mirror fronted wardrobe with sliding door fronts. Laminate wood effect flooring and double panelled radiator.



BEDROOM THREE

3.58m x 3.20m (11'9" x 10'6")



Double glazed window to the side gable, coved ceiling, wall light points and radiator.