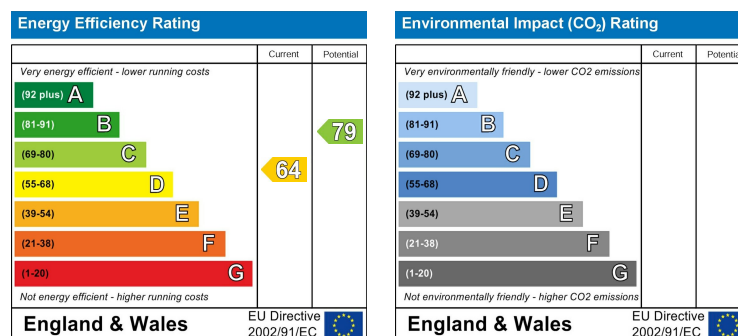
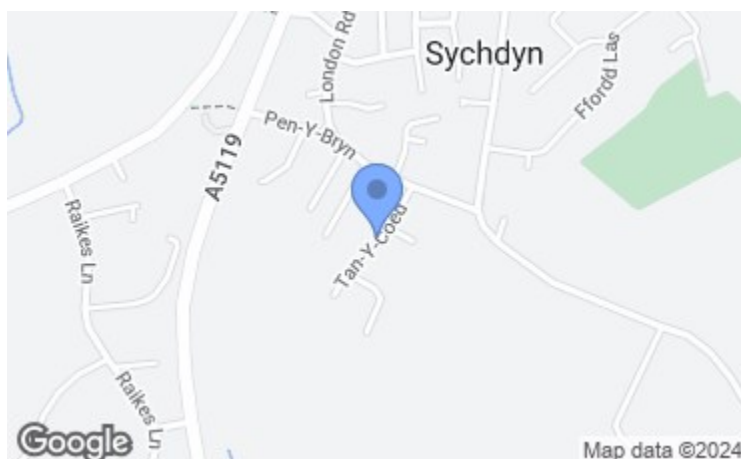


8 Tan Y Coed, Sychdyn, Mold, Flintshire, CH7 6TU



GROSS INTERNAL AREA  
FLOOR 1 660 sq.ft. FLOOR 2 668 sq.ft.  
TOTAL : 1,328 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Cross 1 High Street, Mold, Flintshire, CH7 1AZ  
Tel: 01352 751515  
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**Cavendish**  
ESTATE AGENTS

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**8 Tan Y Coed**  
Sychdyn, Mold, Flintshire  
CH7 6TU

**Price**  
**£375,000**

A well proportioned four bedroom detached house with carport and garage, standing in low maintenance gardens in a popular village location. Forming part of an established residential area with easy access to the A55 at Northop and within two miles of Mold town centre. Affording a spacious and well maintained family home with two large reception rooms, kitchen/breakfast room, ground floor shower room, four good sized bedrooms and family bathroom. To the front is a wide driveway for three cars, a large attached carport and private paved rear garden. The garage has been converted to provide three purpose built kennels with power and water connected. Oil fired central heating and double glazing. Viewing highly recommended.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**LOCATION**

The property forms part of this established cul-de-sac located off Pen-y-Bryn, some two miles from Mold and within a short drive of the A55 Expressway at Northop enabling ease of access along the north Wales coast, to Chester Chester (approximately 12 miles) and motorway network beyond.. There is a local shop/post office in the village, a popular inn, bowling green and primary school, whilst the county town of Mold provides a more comprehensive range of shopping facilities.

**THE ACCOMMODATION COMPRISES**

Covered front entrance with outside light point and uPVC double glazed front door with matching side panels to Reception Hall.

**RECEPTION HALL**

Built-in cloaks cupboard with shelving and hanging rail, dado rail, turned staircase to the first floor with cupboard beneath, radiator and white panelled interior doors to all rooms.

**SHOWER ROOM/WC**

2.24m x 1.75m (7'4" x 5'9")



A fully tiled shower room comprising corner shower cubicle with main shower valve, corner wash basin with mixer tap and low flush WC. Tiled floor, radiator and double glazed window.

**LIVING ROOM**

5.36m x 3.63m (17'7" x 11'11")



A spacious room with double glazed window to the front, quartz fireplace with inset electric fire, decorative coved ceiling, two wall light points, TV aerial point and two panelled radiators. Glazed twin internal doors lead through to the adjoining Dining Room.

**DIRECTIONS**

From the agents Mold office, proceed up the High Street turning right at the traffic lights into King Street. At the roundabout take the second exit and on reaching the next set of traffic lights bear left signposted for Sychdyn/North. Follow the road up to the hill and into Sychdyn and take the first right-hand turning onto Pen-Y-Bryn. Tan Y Coed is then the third turning on the right whereupon the property can be found on the right-hand side.

**TENURE****COUNCIL TAX****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.

**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.

**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.

**VIEWING**

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

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

DW/SC

**CARPORT**

8.38m x 2.72m (27'6" x 8'11")



With twin outer doors and gated access into the rear garden.



**GARAGE/KENNELS**

6.17m x 2.87m (20'3" x 9'5")

A brick built garage presently internally divided to provide three kennels with power, light and water supply connected. Timber partition to the front, single glazed window and stable door to the rear.

**REAR GARDEN**



To the rear there is an extensive mainly paved patio garden which has been designed for ease of maintenance. Stone faced raised border, garden store to the rear of the garage, oil tank, outside tap and security light.



**KITCHEN**

3.61m x 3.51m (11'10" x 11'6")



Fitted with a range of solid wood fronted base and wall units with antique style handles, light toned worktops and tiled splashback. Inset sink unit with mixer tap, wine rack and integrated appliances comprising ceramic hob, electric oven and cooker hood. There is also a fridge and freezer. Glazed display cabinet, Trianco Redfyre oil fired central heating boiler, double glazed window overlooking the garden, painted beamed ceiling and uPVC double glazed exterior door to the side gable leading through to the carport.

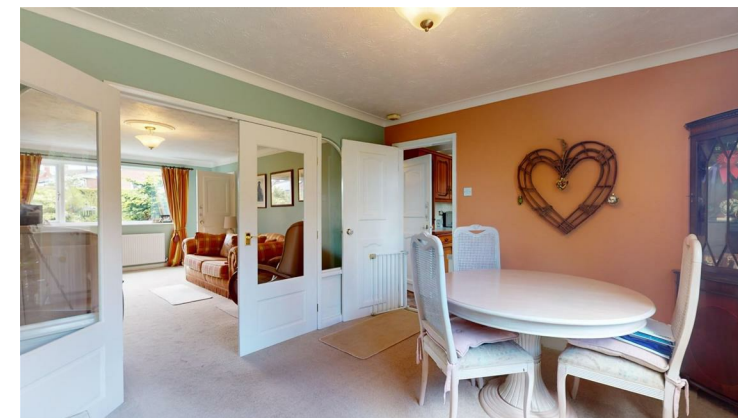


**DINING ROOM**

3.63m x 3.20m (11'11" x 10'6")



Double glazed window overlooking the rear garden, coved ceiling and radiator. Internal door to Kitchen.



FIRST FLOOR LANDING



Double glazed window with frosted glass to the side gable, loft access and cupboard with insulated cylinder tank and slatted shelving.

BEDROOM ONE

4.55m x 2.90m to the front of the wardrobes (14'11" x 9'6" to the front of the wardrobes)



Double glazed window to the front with views of the surrounding area, range of fitted wardrobe units extending the full length of one wall with sliding door fronts, hanging rails and shelving and radiator.



BEDROOM TWO

3.99m x 2.90m (13'1" x 9'6")



Double glazed window to the rear with views over surrounding rooftops across to the coastline in the far distance. Radiator.

BEDROOM THREE

3.68m x 2.92m (12'1" x 9'7")



Double glazed window to the front and radiator.

BEDROOM FOUR

3.68m x 2.11m (12'1" x 6'11")



Two double glazed windows and radiator.

FAMILY BATHROOM

2.72m x 2.08m (8'11" x 6'10")



Fitted with a modern white suite comprising panelled bath, pedestal wash basin and low flush WC. Half tiled walls with matching floor, radiator and double glazed window with frosted glass.

OUTSIDE



To the front is a part block paved and concrete driveway which extends to the side of the house leading through to an enclosed carport as well as providing access to the garage located to the rear.

FRONT GARDEN



Gravelled front garden area with mature hedging providing a degree of privacy and variety of specimen shrubs.