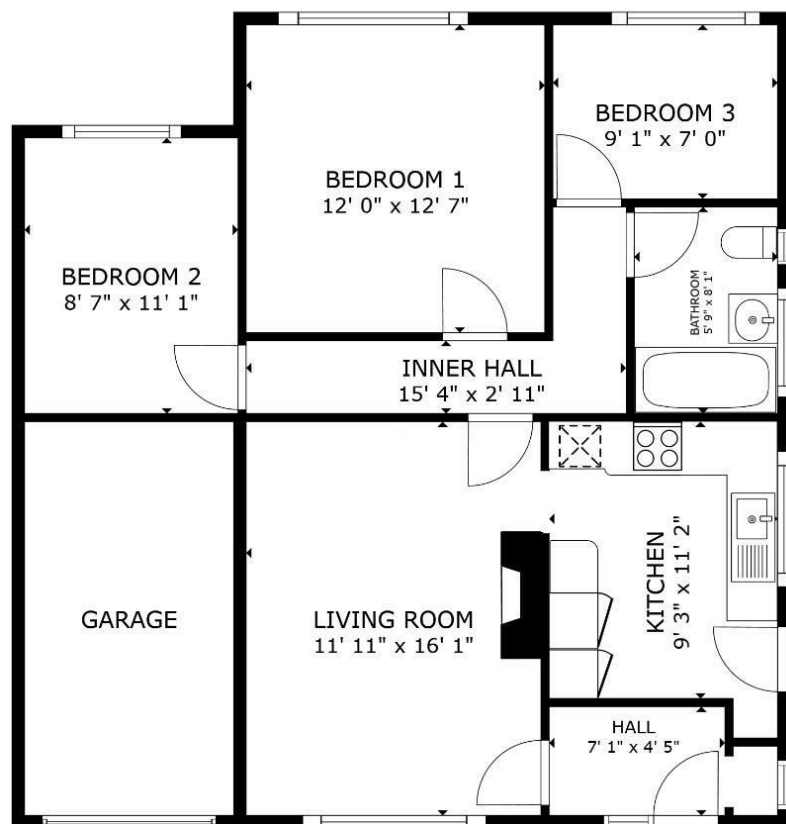


10 Wats Dyke Way, Sychdyn, Mold, Flintshire, CH7 6DX



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 792 sq.ft.
EXCLUDED AREAS : GARAGE 134 sq.ft.
TOTAL : 792 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 85 |
| (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 | |
| (82 plus) A | |
| (61-81) B | |
| (49-60) C | |
| (35-48) D | |
| (21-34) E | |
| (11-20) F | |
| (1-10) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | |



10 Wats Dyke Way
Sychdyn, Mold, Flintshire,
CH7 6DX

Price
£280,000

A WELL PROPORTIONED AND RECENTLY REFURBISHED THREE BEDROOMED LINK DETACHED BUNGALOW WITH SOUTH WESTERLY FACING GARDEN. LOCATED IN THIS POPULAR RESIDENTIAL AREA ON THE FRINGE OF SYCHDYN VILLAGE. Affording well appointed accommodation having benefitted from a programme of refurbishment with the installation of replacement uPVC double glazed windows and exterior doors, a new fitted kitchen with attractive pale green fronted units and integrated appliances, refurbished bathroom with fully tiled walls, redecoration and replacement floor coverings. Outside there is a newly laid tarmac driveway for two cars, an attached garage and enclosed rear garden. In brief, comprising: Front entrance hallway, living room with feature polished limestone fireplace, kitchen, inner hallway, three good sized bedrooms and bathroom with shower. Viewing 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 Estate Agents Ltd.



Cavendish
ESTATE AGENTS

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LOCATION

Sychdyn is a large and popular village about 2 miles from Mold and 2 miles from Northop and the A55 expressway. The village has a general store/post office, primary school and inn, whilst the market town of Mold provides a wide range of facilities to include secondary schools and leisure centre.

THE ACCOMMODATION COMPRISES

A modern contemporary style double glazed composite door with matching side panel to Reception Hall.

RECEPTION HALL

2.74m x 1.50m (9' x 4'11")



Double glazed window with frosted glass to the side gable, wood-effect laminate flooring, coat hooks with shelf and radiator. Internal door to Living Room.

LIVING ROOM

4.80m x 3.56m (15'9" x 11'8")



Double glazed window to the front, continuation of the wood-effect laminate flooring, feature polished limestone style fireplace with hearth and coal-effect gas fire, connection for wall mounted TV and radiator. Opening to Kitchen.

**KITCHEN**

3.38m x 2.72m (11'1" x 8'11")



Refurbished in recent years with an attractive range of pale green fronted base and wall units with stainless steel handles and contrasting dark wood-effect work surfaces. Tiled splashback, white enamel style sink with mixer tap and range of integrated appliances comprising a Zanussi touch control induction hob with stainless steel cooker hood above and an electric single oven beneath, fridge freezer and slimline Logic dishwasher. Void and plumbing for washing machine, built-in cupboard housing a Glow Worm gas fired combination boiler, recessed ceiling lighting, radiator, double glazed window and modern uPVC double glazed exterior door.

**INNER HALLWAY**

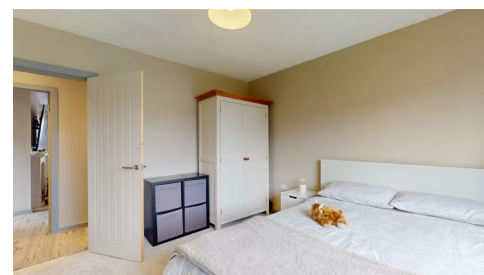
Recessed ceiling lighting and loft access. Modern interior doors leading to the three bedrooms and bathroom.

BEDROOM ONE

3.71m x 3.61m (12'2" x 11'10")



Wide double glazed window overlooking the rear garden and radiator.

**BEDROOM TWO**

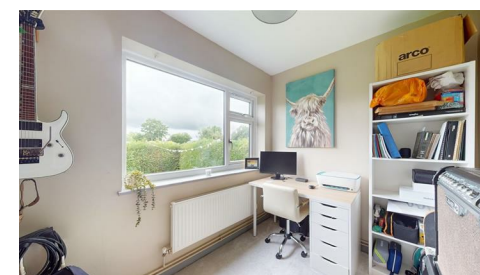
3.33m x 2.59m (10'11" x 8'6")



Double glazed window to the rear and radiator.

BEDROOM THREE

2.72m x 1.88m (8'11" x 6'2")



Double glazed window to the rear and radiator.

BATHROOM

2.39m x 1.68m (7'10" x 5'6")



A refurbished fully tiled bathroom fitted with a modern white suite comprising panelled bath with Mira mains shower valve with twin headset and glazed screen, pedestal wash basin and low flush WC. Matching tiled floor, towel radiator, recessed ceiling lighting, extractor fan and two double glazed windows with frosted glass.

OUTSIDE

The property is approached over a double width brick edge tarmac drive which provides parking for two cars as well as access to the attached garage.

FRONT GARDEN

Front garden areas with low walling to the frontage, gated access to the right-hand elevation leading through to the rear garden. Outside wall light point.

GARAGE

4.90m x 2.46m (16'1" x 8'1")

With up and over door and power and light installed.

REAR GARDEN

To the rear is a private enclosed south westerly facing lawned garden with established hedging to the boundaries and concrete pathways. A wide pathway extends to the right-hand side of the bungalow with quarry tiled flooring.

DIRECTIONS

From the Agent's Mold office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit, and upon reaching the traffic lights next to County Hall turn left signposted for Sychdyn / Northop. Follow the road up the hill and into Sychdyn and take the second right hand turning, opposite the Black Lion pub, onto Vownog, proceed past the children's play area on the left and take the second left hand turning thereafter into Vownog Newydd. Take the first

right onto Wats Dyke Way, whereupon the property can be found on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band D

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