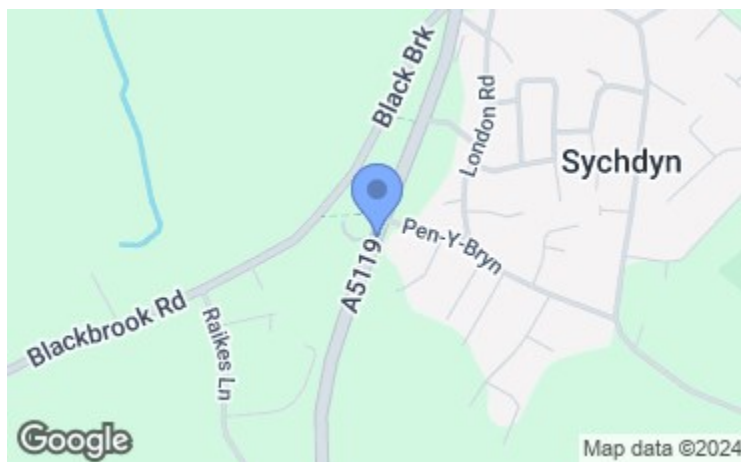


GROSS INTERNAL AREA  
FLOOR 1: 718 sq.ft, FLOOR 2: 965 sq.ft, FLOOR 3: 499 sq.ft  
TOTAL: 2182 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		

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		

**New Development, Tai Hydref, Main Road**  
Sychdyn, Mold, Flintshire  
CH7 6GZ

**Price**  
**£575,000**

\*IMPRESSIVE NEW DEVELOPMENT OF THREE STOREY 5 BEDROOM LUXURY HOMES \*HIGH SPECIFICATION \*SUPERB KITCHEN / FAMILY ROOM \*BI-FOLD DOORS \*FIRST FLOOR LIVING ROOM \*PRINCIPAL BEDROOM WITH ENSUITE \*UNDER FLOOR HEATING \*APPROX 2,200 SQ FT

An exclusive development of luxury detached family homes located to the centre of this popular village community, approximately 1.5 miles from Mold and within a few minutes drive of the A55 at Northop. Offering spacious and exceptionally well appointed living accommodation with large rooms, high ceilings providing an abundance of natural lighting and high standard of specification throughout. Featuring an impressive reception hall with oak/glass balustrade staircase and oak interior doors, study, a superb kitchen/family room (29'4" x 15'3") with quality range of units, quartz worktops and Neff appliances and utility room. Spacious first floor living room (19' x 12'10"), principal bedroom with en suite shower room; two further bedrooms and a well specified family bathroom. Two further double bedrooms and shower room to the second floor. Block paved drives, integral garages and powered door and lawned gardens with patio areas. Carpets included, gas fired central heating with under floor heating to ground floor, solar PV panels and builders 10 year warranty.

#### 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

The development comprises just three architect designed houses, each providing spacious and versatile accommodation, ideal for modern family living. They have been finished to a very high standard incorporating quality of fittings, modern UPVC double glazed windows and exterior doors, a gas fired central heating system with under floor heating to the ground floor; and solar Pv panels. A ten year builders warranty will be provided by 'International Construction Warranties'.

#### PRICES

PLOT 1 - £575,000

PLOT 2 - £575,000

PLOT 3 - £575,000

#### PLOT 1

#### PLOT 1 - GARDEN



#### PLOT 1 - GARDEN



#### PLOT 2



#### BEDROOM FIVE

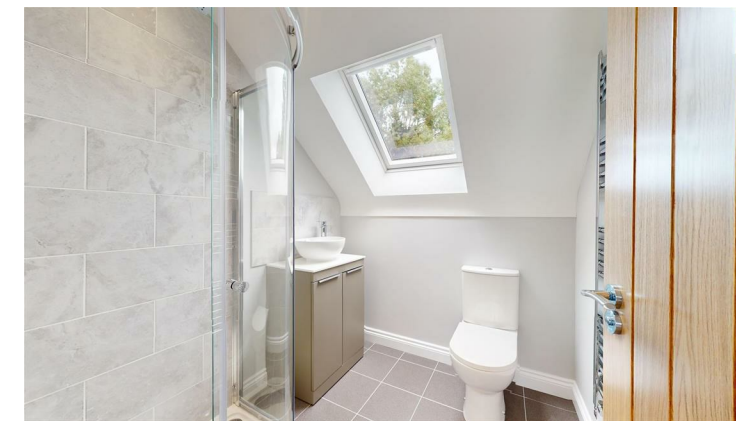
5.99m x 3.38m max overall (19'8" x 11'1" max overall)



Double glazed dormer window to the rear and radiator.

#### SHOWER ROOM

1.91m x 1.88m (6'3" x 6'2")



Well appointed with attractive part tiled walls, corner shower cubicle with mains shower valve with twin headset, circular wash basin with cabinet beneath and low flush WC. Matching tiled flooring, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed roof light.

#### OUTSIDE

Wide block paved drive to the front affording parking as well as access to the integral garage.

#### GARAGE

5.64m x 3.73m (18'6" x 12'3")

Electric up and over door, UPVC side door, and power and light installed.

#### FRONT GARDEN

Open plan front garden area with brick walling to the roadside, flagged pathways leading through to the rear garden.

#### REAR GARDEN

To the rear of Plot 1 is a large paved courtyard style garden. Outside lights and tap.

#### 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 on reaching the traffic lights bear left signposted for Sychdyn whereupon the development will be found on the left hand side as you enter the village.

#### COUNCIL TAX

To be advised.

#### TENURE

Freehold

#### AGENTS NOTE

We understand the large tree in Plot 1 is subject to a Tree Preservation Order.

#### 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/PMW

Amended 18.11.24 NAD

and mains shower valve with twin headsets, fitted cabinet with semi recessed wash basin and grey cabinet beneath and WC with concealed cistern. Attractive part tiled walls, tiled floor, large chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

**BEDROOM TWO**

4.62m x 3.58m (15'2" x 11'9")



Double glazed window to the rear and radiator.

**BEDROOM THREE/OPTIONAL STUDY**

3.58m x 2.31m (11'9" x 7'7")



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

**BATHROOM**

2.34m x 1.93m (7'8" x 6'4")



A well appointed family bathroom with attractive part tiled walls and fitted cabinets, comprising panelled bath with mixer tap, semi recessed wash basin with grey cabinet beneath and WC with concealed cistern. Marble effect part tiled walls, contrasting tiled floor, large chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

**SECOND FLOOR LANDING**

Loft access, radiator and oak interior doors.

**BEDROOM FOUR**

5.99m x 3.43m max overall (19'8" x 11'3" max overall)



A spacious room with double glazed dormer window to the rear, further window to the side gable with frosted glass and radiator.

**PLOT 2 - GARDEN**



**PLOT 3**



**PLOT 3 - GARDEN**



**RESERVATION PROCEEDURE**

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.

**PLOT 3 - COMPRISING**

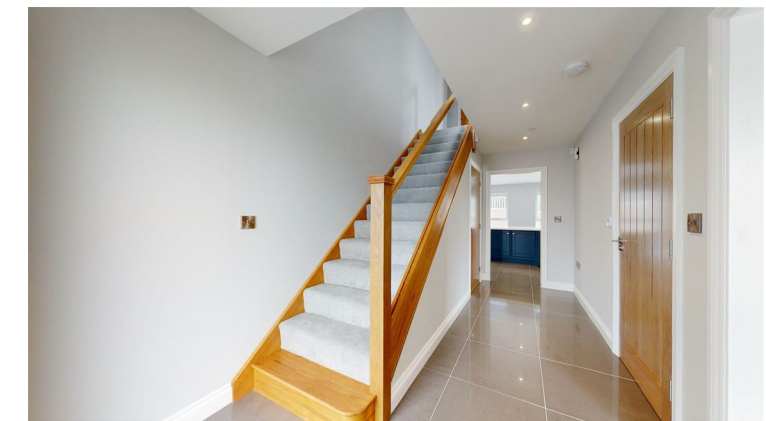
Detailed information for Plot 3 for guidance purposes only. Plots 1 & 2 are identically designed, subject to being opposite handed to Plot 1 and the general specification for each plot(s) are the same.

**FRONT ENTRANCE**

Contemporary style composite front door with long stainless steel handle to reception hall.

**RECEPTION HALL**

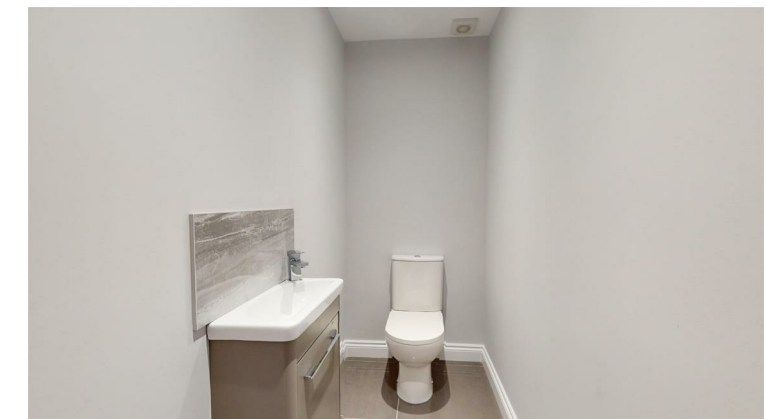
5.03m x 2.36m (16'6" x 7'9")



A spacious reception hall with an oak/glass balustrade staircase to the first floor, high gloss ceramic tiled floor, alarm control panel, recessed ceiling lighting, room thermostat, oak panelled interior doors to all rooms and deep understairs storage cupboard with light.

**CLOAKROOM/WC**

2.34m x 1.07m (7'8" x 3'6")



Comprising low flush WC and wash hand basin with tiled splashback and cabinet beneath.

**STUDY**

2.82m x 2.34m (9'3" x 7'8")



Full length double glazed window to the front and telephone point.

**KITCHEN/DINING/FAMILY ROOM**

8.94m x 4.65m (29'4" x 15'3")



A superb open plan room combining kitchen, dining and family areas with continuation of the high gloss floor and full length double glazed windows to the rear elevation incorporating bi fold doors to the patio. The kitchen is fitted with a comprehensive range of teal and light grey 'in frame' style units with a large central island/breakfast bar and light tone quartz worktops. Inset Franke sink unit with preparation bowl and adjustable mixer tap and full range of Neff integrated appliances to include a recessed touch control induction hob with power boost facility and concealed extractor hood, electric 'slide and hide' oven, combination microwave, warming drawer, dishwasher, larder fridge and freezer. Recessed lighting ceiling lighting, further full length double glazed window to the side gable with frosted glass and interior door to the utility room.



**UTILITY ROOM**

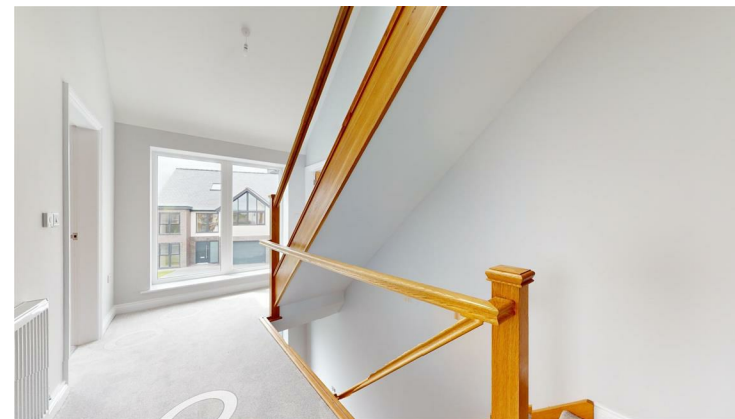
2.59m x 1.73m (8'6" x 5'8")



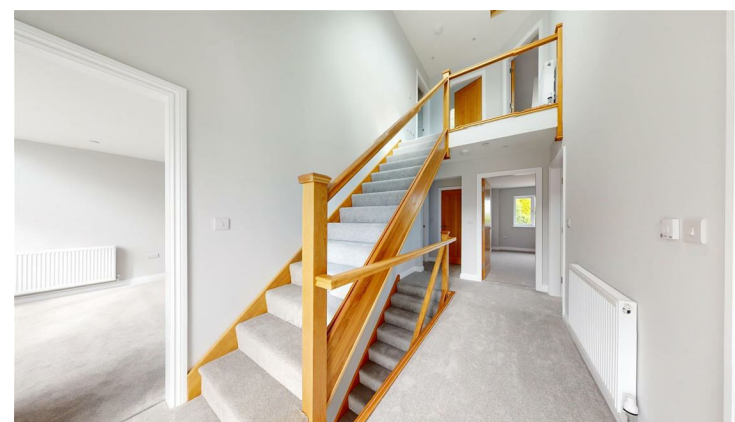
Matching cupboards to the kitchen with quartz worktops and inset stainless steel sink unit with mixer tap. Void and plumbing for washing machine, cupboard housing a Worcester gas fired central heating boiler, continuation of the high gloss tiled floor and double glazed exterior door to the garden.

**FIRST FLOOR LANDING**

4.78m x 2.39m plus recess (15'8" x 7'10" plus recess)



Double glazed window to the front, extended oak/glass balustrade staircase to the second floor, high vaulted ceiling with double glazed roof light providing an abundance of natural lighting, radiator, oak interior doors and airing cupboard with pressurised hot water cylinder tank and slatted shelving.



**LIVING ROOM**

5.79m x 3.91m (19' x 12'10")



A spacious room with a semi vaulted ceiling to the front section with feature double glazed window and pleasing open aspect. Connection for wall mounted TV, telephone point and radiator.

**BEDROOM ONE**

4.62m x 3.51m (15'2" x 11'6")



Double glazed window to the rear, double glazed window with frosted glass to the side elevation and radiator.

**EN SUITE**

2.06m x 1.60m (6'9" x 5'3")



A luxury en suite shower room with large shower enclosure with sliding screen