

10 Llys Y Wern, Sychdyn, Mold, CH7 6BJ

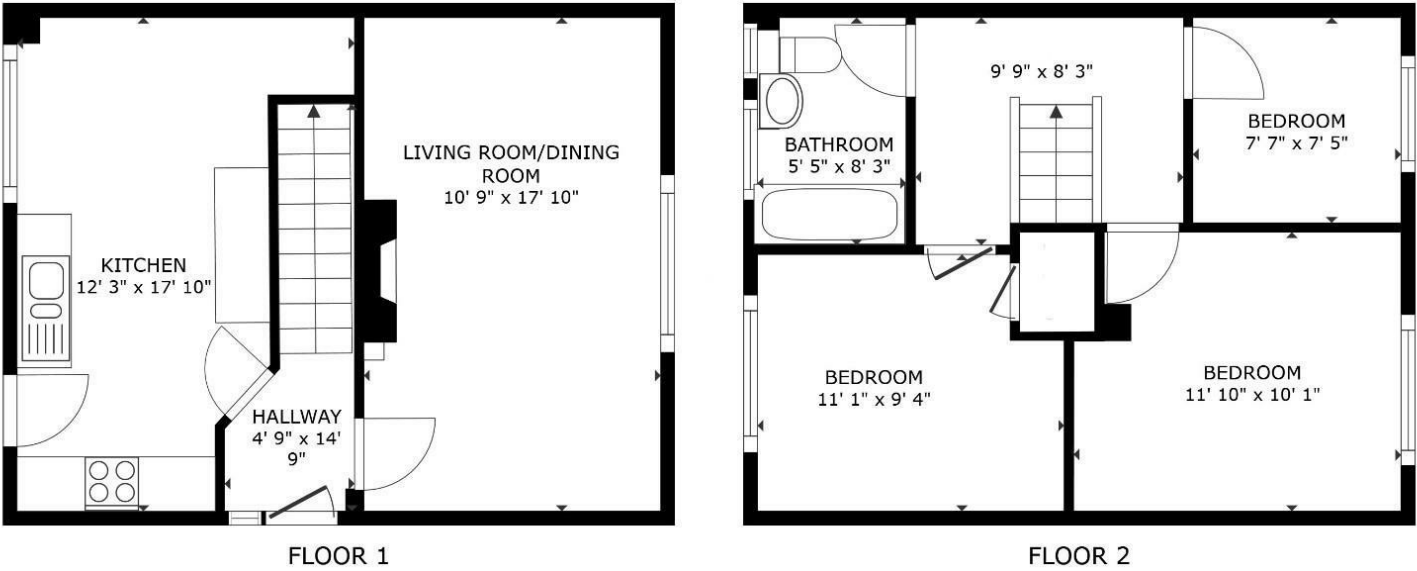
Cavendish
ESTATE AGENTS

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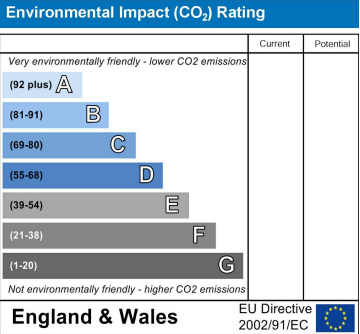
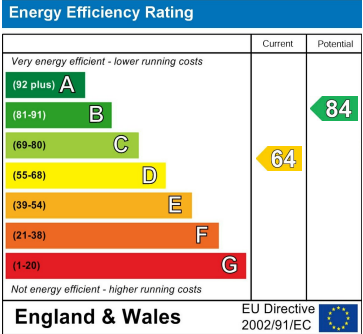
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GROSS INTERNAL AREA
FLOOR 1 417 sq.ft. FLOOR 2 417 sq.ft.
TOTAL : 833 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



10 Llys Y Wern
Sychdyn, Mold,
CH7 6BJ

Price
£210,000

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.

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND PRIVATE GARDEN, forming part of this established development to the centre of this much sought after village location. Offering ideal accommodation for a first time buyer or young family with the benefit of gas fired central heating, double glazing and driveway parking for up to three cars. The property is available for immediate occupation and in brief comprises: reception hall, spacious living room, open plan kitchen/dining room with scope to refurbish, first floor landing, three good size bedrooms (including two doubles) and family bathroom. No onward chain.

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 general store, 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

FRONT ENTRANCE

UPVC double glazed front door with matching side panel to reception hall.

RECEPTION HALL



Staircase to the first floor, laminate wood effect flooring, telephone point, radiator.

LIVING ROOM

5.49m x 3.33m (18' x 10'11")



A well proportioned room with a wide double glazed window to the front, pine fireplace surround with brick insert, slate hearth and pebble effect gas fire, coved ceiling, TV aerial point, telephone point, radiator.



KITCHEN DINER

5.49m x 2.77m extending to 3.73m max (18' x 9'1" extending to 12'3" max)



An open plan room with two double glazed windows overlooking the rear garden and fitted with a range of pine fronted base and wall units with matching worktops and inset sink unit with preparation bowl, mixer tap and tiled splashback. Space for gas cooker, wall mounted gas fired central heating boiler, plumbing for washing machine, laminate wood effect flooring, understairs storage cupboard, radiator.



FIRST FLOOR LANDING



BEDROOM ONE

3.63m x 3.12m (11'11" x 10'3")



Double glazed window to the front, radiator, TV aerial point.



BEDROOM TWO

3.48m x 2.84m (11'5" x 9'4")



A double size room with double glazed window to the rear, radiator, loft access, built in wardrobe with hanging rail.

BEDROOM THREE

2.39m x 2.29m (7'10" x 7'6")



Double glazed window to the front, radiator.

BATHROOM

2.51m x 1.65m (8'3" x 5'5")



Fitted with a modern white suite comprising panelled bath with mains shower valve and screen, wash basin with cabinet beneath and WC with concealed cistern. Matching part tiled walls, radiator, two double glazed windows with frosted glass.

OUTSIDE

Long tarmacadam driveway extends to the side of the property providing parking for up to three cars as well as access to the garage. A gated pathway from the drive leads through into the rear garden.

FRONT GARDEN

Mainly gravelled front garden with established hedging and mature shrubs and bushes.

GARAGE

Up and over door, power and light installed.

REAR GARDEN



To the rear is a fully enclosed garden, not directly overlooked, with natural stone paved patio area, various established shrubs and bushes and a mature conifer screen to the rear boundary providing a high degree of privacy. Outside tap.



DIRECTIONS

From the Agent's Mold office proceed along Chester Street, turning left at the roundabout. At the next roundabout take the last exit for Queensferry and follow this road for a short distance, turning left at the traffic lights for Sychdyn. On entering Sychdyn take the first right-handed turning onto Pen-Y-Bryn and follow the road to the far end, bearing left at the junction onto New Brighton Road, and then second left into Llys-Y-Wern. Follow the road around to the left whereupon the property will be found on the left hand side.

COUNCIL TAX

Flintshire County Council - Tax Band D

TENURE

Understood to be Freehold

AGENTS NOTES

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.

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

VIEWING

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

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

DW/PMW