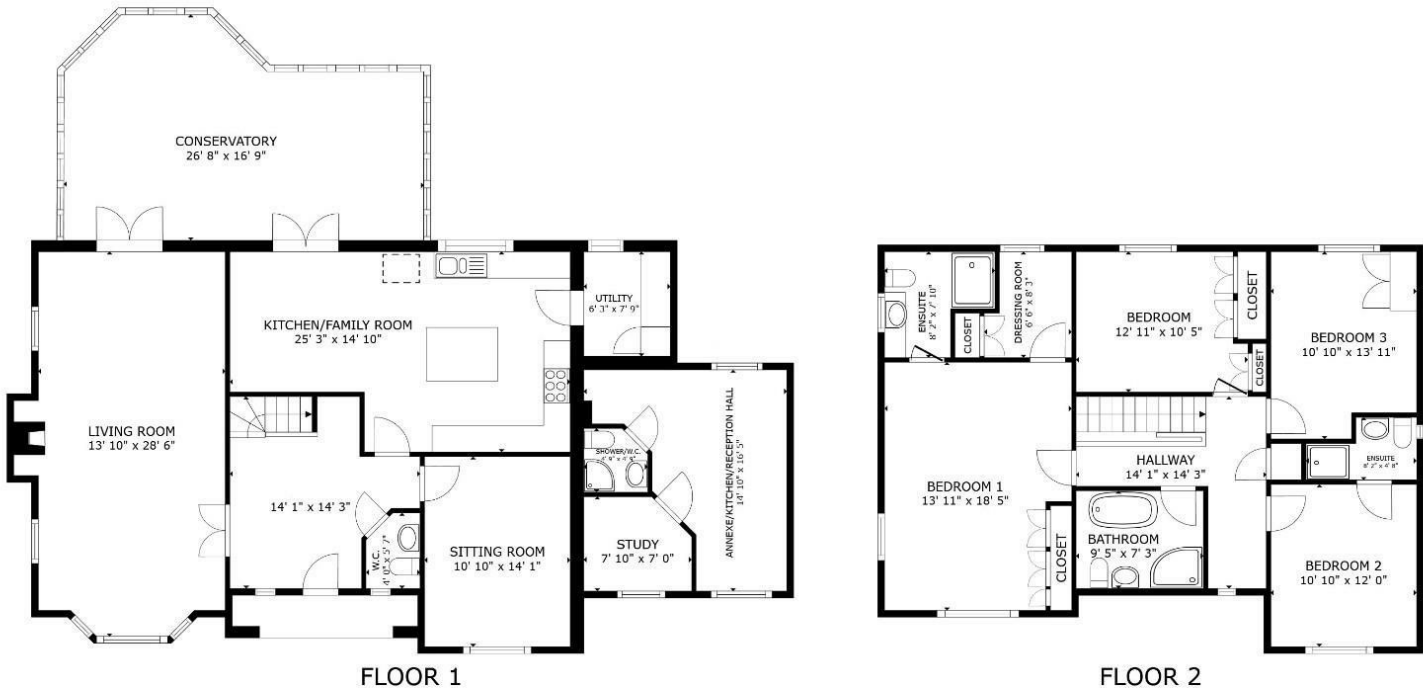
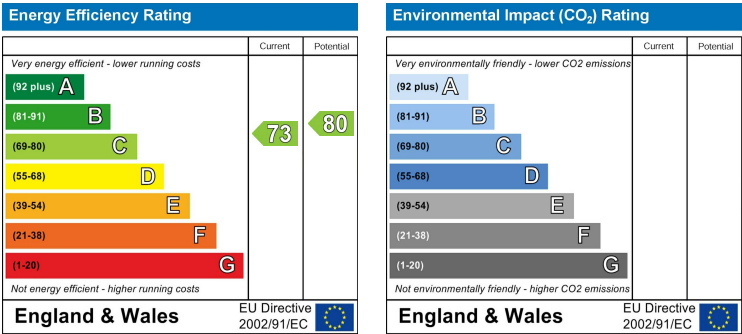


Iceni Ffordd Dawel, Sychdyn, Mold, Flintshire, CH7 6DA



GROSS INTERNAL AREA
FLOOR 1 1,809 sq.ft. FLOOR 2 1,055 sq.ft.
EXCLUDED AREAS : VERANDA 32 sq.ft.
TOTAL : 2,863 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Iceni Ffordd Dawel

Sychdyn, Mold, Flintshire
CH7 6DA

Price

£599,950

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 BEAUTIFULLY APPOINTED AND GREATLY IMPROVED MODERN FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE WITH SELF CONTAINED ANNEX, SPACIOUS CONSERVATORY AND WALLED GARDEN. Occupying an attractive position on the periphery of Sychdyn village, within two miles of Mold town centre and the A55 Expressway at Northop. An impressive family home built to an elegant and spacious plan which has benefited from a significant programme of refurbishment in recent years. Features include a superb refitted kitchen, two highly appointed en suite shower rooms and modern luxury family bathroom. The property is presented to a high standard throughout and provides versatile accommodation, ideal for modern family living, with flexibility to use the annexe for a dependant relative or as a study / home office. To the rear is a private walled garden with a paved and decked patio. In brief comprising; impressive reception hall, modern cloakroom/WC, spacious living room with feature brick fireplace, sitting room, large open plan kitchen/diner, conservatory providing dining and seating areas, utility room, principal bedroom with fitted wardrobes, dressing room and en suite shower room, second bedroom with en suite, two further bedrooms and luxury family bathroom. The adjoining annex comprises; kitchen / living area, study and shower room. Driveway parking. Gas fired central heating system and double glazing. NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

LOCATION

The property is situated to the head of an established cul de sac and forms part of a select development of only two similar houses built in 2006. To the front is a large brick drive providing parking, whilst to the rear is a good size part walled garden with patio.

Sychdyn is a noted village community, which has a local shop serving daily needs, a popular inn, a primary school, children's playground 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. The house is 5 miles from Flint train station, which has direct trains to Chester, Manchester and London. Nearby is the popular Theatr Clwyd and the popular Glasfryn Restaurant.

Internal inspection is highly recommended in order to fully appreciate the extent of this well appointed home. CHAIN FREE.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep recessed covered front entrance with brick supporting pillars, recessed ceiling lighting and light oak effect UPVC double glazed front door to reception hall.

RECEPTION HALL

4.27m x 4.29m (14' x 14'1")



A splendid reception hall with a white spindled staircase to the first floor, wood effect flooring, double glazed window to the front, recessed ceiling lighting, radiator with cover and oak interior doors.

CLOAKROOM/WC



An updated fully tiled cloakroom with fitted cabinets comprising: semi recessed wash basin with cupboard beneath and WC with concealed cistern. Attractive fully tiled walls incorporating a large mirror, tile effect vinyl floor covering, traditional style radiator, extractor fan and double glazed window with frosted glass.

LIVING ROOM

8.48m max x 4.17m (27'10" max x 13'8")



An impressive room with doors from the reception hall and with a wide double glazed bay window to the front elevation. Further windows to the side gable and French doors to the rear lead through to the adjoining conservatory. Feature brick fireplace with hearth and freestanding gas stove fire. TV aerial point, wall light points and two radiators.



cabinets comprising a large oval shaped freestanding bath with wall mounted tap, large corner shower cubicle with twin headset, wash basin with cabinet beneath and WC with concealed cistern. Feature lighting, display niches, integrated mirror, radiator and double glazed window with frosted glass.

OUTSIDE

The property is approached via a brick columned entrance with double gates leading to a wide brick paved driveway shared with the adjacent property. Private parking area for several cars extends to the front for Iceni. Open plan front lawned garden area with outside light and gated pathway to the gable leads through to the rear garden.

REAR GARDEN



An enclosed walled garden with lawn extending across the full width of the plot with low brick walling and privet hedging and deep well stocked shrubbery borders. A brick paved patio area extends to one side together with a slightly raised decked area with screen which presently houses a hot tub. The garden enjoys a high degree of privacy and a westerly aspect. Outside security light and tap.



LOCATION PLAN



For identification purposes only.

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 continue to the roundabout at Shire Hall and turn left signposted for Sychdyn / Northop. On entering Sychdyn take the first right hand turn onto Pen Y Bryn and then first right into Ffordd Dawel. The property will then be found at the head of the cul-de-sac, set back on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band H

TENURE

Understood to be Freehold

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

BEDROOM TWO
3.63m x 3.28m (11'11" x 10'9")



Double glazed window to the front, modern range of fitted wardrobe units to one wall with central dressing table and drawers, matching bedside cabinets and headboard.

EN SUITE
2.44m x 1.45m (8' x 4'9")



Well appointed en suite shower room with attractive fully tiled walls and fitted cabinets comprising a large tiled shower enclosure with full length screen and mains shower valve with twin headset, semi recessed wash basin with gloss grey cabinet beneath and WC with concealed cistern. Contemporary style radiator, tiled floor, feature lighting, extractor fan and high level double glazed window.

BEDROOM THREE/STUDY
4.19m x 3.20m max (13'9" x 10'6" max)



Double glazed window to the rear, extensive range of bespoke cabinets incorporating desk/work station, wardrobe and folding concealed double bed unit. Recessed ceiling lighting and radiator.

BEDROOM FOUR
3.76m x 3.10m plus wardrobe (12'4" x 10'2" plus wardrobe)



A double size room with double glazed window to the rear, range of fitted wardrobes to one wall with light grey door fronts together with matching dressing table. Radiator.

FAMILY BATHROOM
2.84m x 2.13m (9'4" x 7')



A superb well appointed bathroom with attractive fully tiled walls and fitted



SITTING ROOM
4.29m x 3.25m (14'1" x 10'8")



Double glazed window to the front, coved ceiling, radiator and modern fireplace with hearth and electric fire.

KITCHEN / DINER
7.77m x 4.45m reducing to 3.07m (25'6" x 14'7" reducing to 10'1")



A superb open plan room fitted with an attractive range of light grey coloured fronted units with contrasting light tone speckled effect work surfaces including a large central island. Inset white enamel sink unit with preparation bowl and mixer tap. Space for range cooker, dishwasher and American style fridge/freezer (appliances available by separate negotiation). Light tone wood effect flooring, further panelled radiator, recessed ceiling lighting and double glazed window overlooking the garden. Twin doors to conservatory.



CONSERVATORY
7.75m x 4.70m narrowing to 3.15m (25'5" x 15'5" narrowing to 10'4")



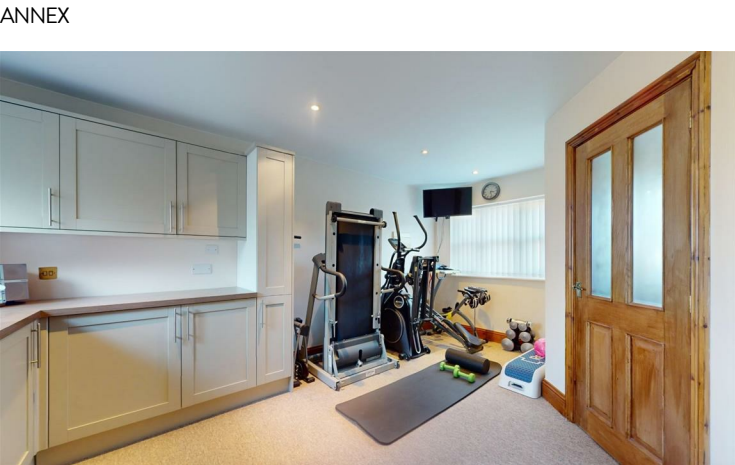
A spacious conservatory providing dining and seating areas. Built on a brick base with UPVC double glazed windows incorporating a deep bay section and French doors to the garden. Pitched double glazed roof with recessed ceiling lighting. Laminate wood effect flooring and two panelled radiators.



UTILITY
2.26m x 1.96m (7'5" x 6'5")



Matching cupboards and worktops to the kitchen, plumbing for washing machine and space for tumble dryer. Continuation of the light tone wood effect vinyl floor covering from the kitchen, full length double glazed window, radiator and internal door leading through to the annex.



A versatile area which could be used for an independent annex for a dependent relative or used as a study / home office.

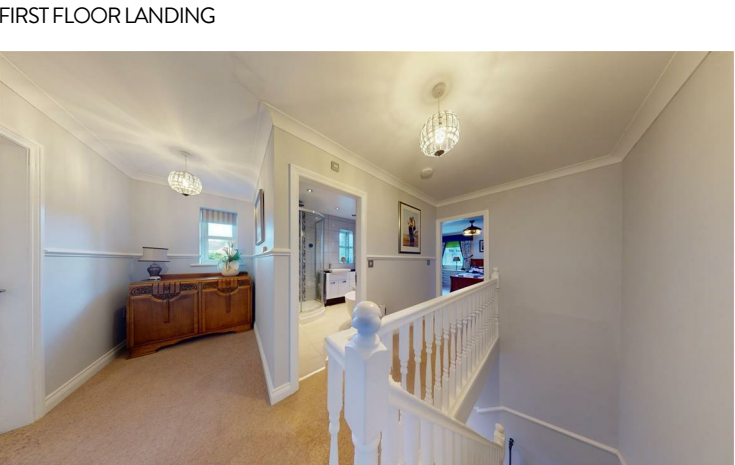
KITCHEN/LIVING ROOM
4.32m x 3.10m max (14'2" x 10'2" max)
Comprising double glazed windows to the front and rear aspects, modern range of base and wall units with light grey door fronts and wood effect worktops, loft access and radiator.

STUDY
2.41m x 2.03m (7'11" x 6'8")



Fitted desk unit with range of cupboards and drawers beneath and wall cupboards, and double glazed window to the front.

SHOWER ROOM
1.52m x 1.47m (5' x 4'10")
Comprising corner shower cubicle, pedestal wash basin and low flush WC. Electric shower unit, extractor fan and chrome towel radiator.



Double glazed windows to the front, loft access, coved ceiling, built in linen cupboard and white panelled interior doors to all rooms.

BEDROOM ONE
5.54m x 4.14m overall (18'2" x 13'7" overall)



A superb principal bedroom suite with dressing room and en suite shower room. Double glazed windows to two aspects, modern range of fitted wardrobe units to one wall with matching chest of drawers and bedside cabinets. TV aerial point and radiator.



DRESSING ROOM
2.34m x 1.52m (7'8" x 5')



Double glazed window to the rear, radiator and built in double wardrobe.

EN SUITE
2.34m x 2.31m (7'8" x 7'7")



A luxury well appointed en suite shower room with attractive fully tiled walls comprising large tiled shower enclosure with sliding screen and mains shower valve with twin headset, semi recessed wash basin with range of cabinets extending the full length of one wall together with WC with concealed cistern. Tiled floor, chrome towel radiator, recessed ceiling lighting and double glazed window with frosted glass.