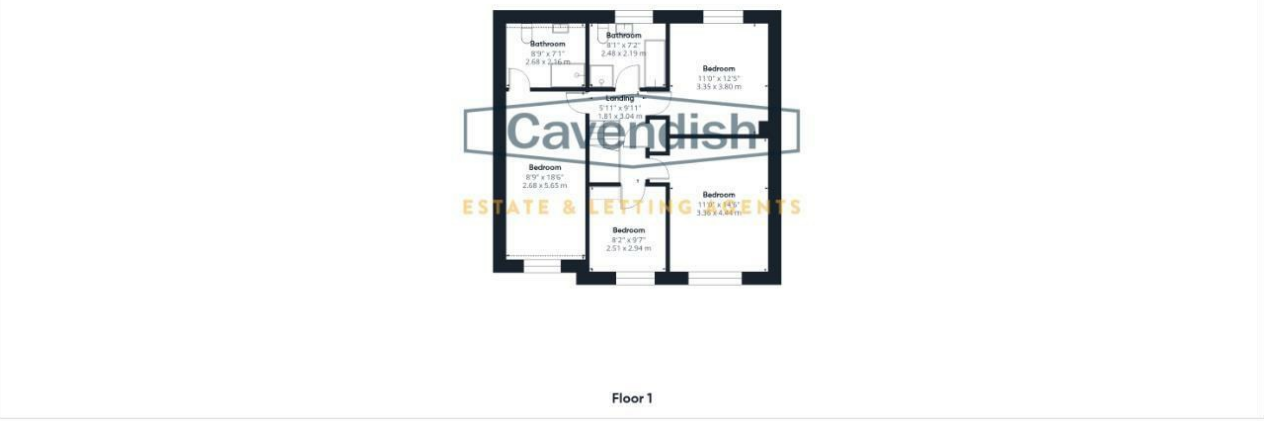
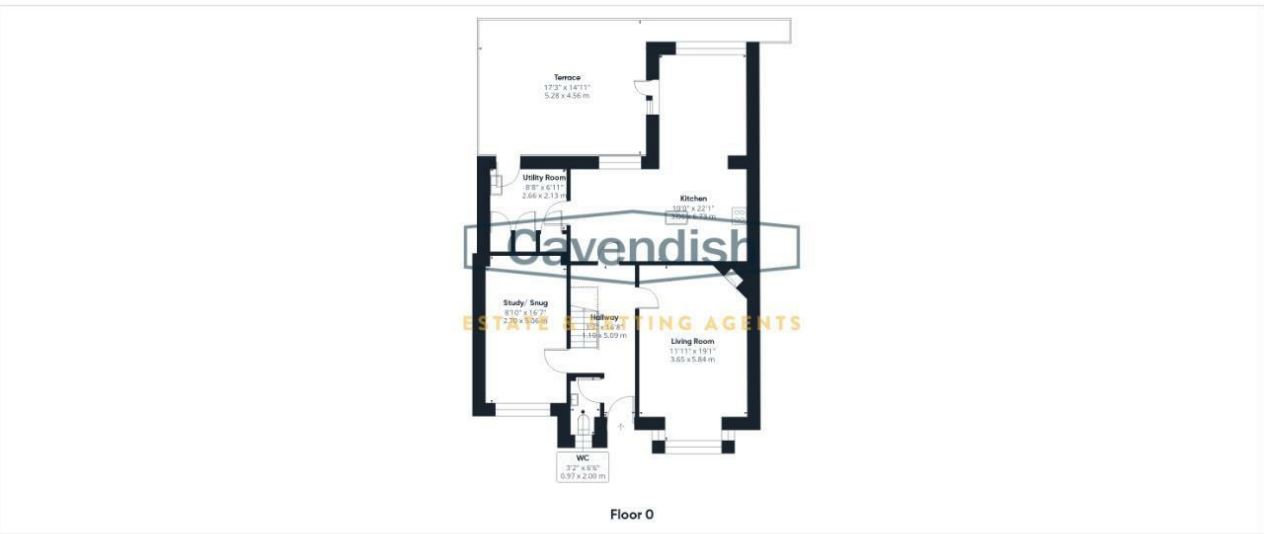


44 Ffordd Las, Sychdyn, Mold, Flintshire, CH7 6DU



A map snippet showing the location of Sychdyn Riding Centre. The map includes a road labeled 'Brk' and a location marker for 'Vownog'. The text 'Sychdyn Riding Centre' is overlaid on the map.

1596 ft²
148.6 m²

Balconies and terraces

305 ft²
28.3 m²

Reduced headroom

17 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.


GIRAFFE 360

GIRAFFE360



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		74	77
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.



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44 Ffordd Las
Sychdyn, Mold, Flintshire
CH7 6DU

Price
£435,000

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A beautifully presented four-bedroom detached family home located in the sought-after village of Sychdyn. The property features a spacious driveway, landscaped front and rear gardens, and stylish, well-appointed interiors. Highlights include a bright bay-fronted living room with wood burner, a modern open-plan kitchen/diner with marble island and integrated appliances, a separate study, and a practical utility room.

Upstairs offers four generous bedrooms, including a vaulted master with en-suite, and a contemporary family bathroom. The landscaped rear garden boasts a sunken patio seating area, lawn, and a versatile outbuilding. Ideally located with excellent access to the A55, local amenities, and schools.

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LOCATION



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. Flint train station is approximately five miles which provides a service to Chester, Manchester and London Euston. Nearby is the popular Theatr Clwyd and the popular Glasfryn Restaurant.

PROPERTY COMPRISE

This is a beautifully presented four-bedroom detached home, perfect for modern family living. The property is positioned on a brick-paved driveway with parking for two vehicles and features a front garden bordered by mature hedging offering privacy, including a silver birch and an acer tree. Side access leads to a generous and well-landscaped enclosed rear garden with two patio seating areas.

ENTRANCE HALLWAY

1.10 x 5.09 (3'7" x 16'8")



Upon entering through a white wooden front door, you're welcomed into a spacious hallway with marble tiled flooring, carpeted stairs with painted wooden balustrades, and spotlights. Wooden and glass doors open into the living areas.

LIVING ROOM

3.65 x 5.84 (11'11" x 19'1")



The living room is bright and inviting, with a large bay window overlooking the front garden and a charming wood-burning stove set on a black slate hearth with a wooden mantel—ideal for cosy evenings.



TENURE

Freehold

COUNCIL TAX

* Council Tax Band F - Flintshire County Council

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. On entering Sychdyn take the first turning right into Pen y Bryn and then at the t-junction turn left into New Brighton Road. Then take the first turning right into Ffordd Las and the property will be found after a short distance on the left hand side.

AGENTS NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

AML

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

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 INVESTORS 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

VIEWINGS

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

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

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BEDROOM 3

3.35 x 3.80 (10'11" x 12'5")



Bedroom three overlooks the rear garden and offers loft access and modern USB sockets.

BEDROOM 4

2.51 x 2.94 (8'2" x 9'7")

Bedroom four is also a double, with front aspect views.

FAMILY BATHROOM

2.48 x 2.19 (8'1" x 7'2")



The family bathroom is finished with grey tile-effect flooring, white wall tiling, a bathtub, separate shower cubicle, WC, basin with silver fittings, and a towel radiator.

FRONT GARDEN



REAR GARDEN

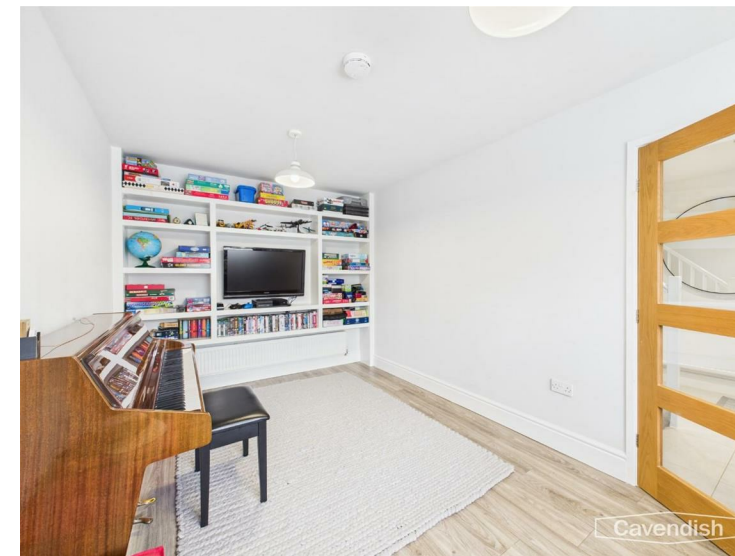


The garden has been beautifully designed with a black slate patio, sunken seating area bordered by wooden sleepers, and a lush lawn surrounded by mature planting. An outbuilding, currently used as a workshop, provides excellent storage or hobby space with power supply. A large accessible wood store is located on the second slate patio. This wonderful home sits in the ever-popular village of Sychdyn, offering easy access to the A55 for commuters and close proximity to local amenities, schools, and scenic countryside.

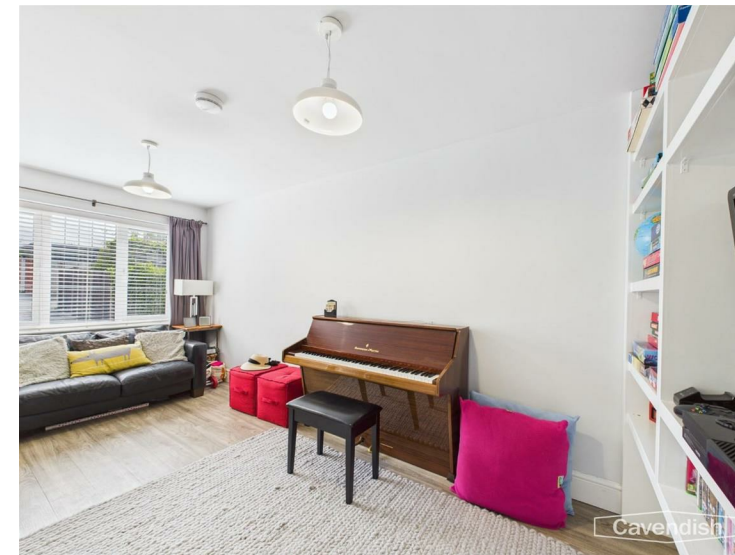


STUDY/SNUG

2.70 x 5.06 (8'10" x 16'7")



Adjacent is a study, featuring wood-effect flooring, built-in storage/media system, and views over the driveway—perfect for working from home.



DOWNSTAIRS W/C

0.97 x 2.00 (3'2" x 6'6")

A downstairs WC includes a white toilet, handbasin, radiator, and frosted window.

KITCHEN

3.06 x 6.73 (10'0" x 22'0")



At the heart of the home is the attractive bespoke hand made open-plan kitchen and dining area, with continued marble tiled flooring and an abundance of natural light. The contemporary kitchen boasts a striking white marble-topped island with grey traditional shaker cabinetry with contrasting silver handles and a stainless steel sink, complemented by sleek white gloss parapan units and integrated appliances.

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including a Smeg five-ring induction hob and large oven with black granite worktops. Floating shelves, and slim overhead cupboards with separate pantry. French doors open onto the patio from the spacious dining area, offering seamless indoor-outdoor living.



DINNING AREA



UTILITY ROOM

2.64m x 2.74m (8'8" x 9')

The utility room offers further practical space with matching marble flooring and worktops, storage units, and plumbing for a washer and dryer. Three additional storage cupboard, A Worcester gas boiler is housed here, with access to the rear garden.

LANDING

Upstairs, the carpeted landing leads to four well-proportioned bedrooms.



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PRIMARY BEDROOM

2.68 x 5.65 (8'9" x 18'6")



The principal bedroom is a generous double featuring vaulted ceilings, exposed wooden beams, and a spacious en-suite shower room with walk-in shower, WC, basin, and skylights.



ENSUITE

2.68 x 2.16 (8'9" x 7'1")



BEDROOM 2

3.36 x 4.44 (11'0" x 14'6")



Bedroom two includes built-in wardrobes with wooden and glass fronts and a window to the front.