

24 Ash Road, Sychdyn, Mold, Flintshire, CH7 6WN



### Energy Efficiency Rating

Band	Running Costs (£/year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Current: 85 Potential: 93

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

Band	CO <sub>2</sub> Emissions (t/year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 85 Potential: 93

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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**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

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The logo for Cavendish Estate Agents features the word "Cavendish" in a large, white, serif font, enclosed within a white-outlined shield-like shape. Below this, the words "ESTATE AGENTS" are written in a smaller, bold, yellow, sans-serif font.

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**24 Ash Road**  
Sychdyn, Mold, Flintshire  
CH7 6WN

**Price**  
**£575,000**

Nestled in the charming village of Sychdyn, 24 Ash Road is a stunning five-bedroom detached house that perfectly blends modern living with a serene environment. Built in 2019, this property boasts contemporary design and spacious interiors, making it an ideal family home.

As you approach the house, you will be greeted by its attractive façade and well-maintained garden, which enhances its curb appeal. The property features two generous reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the open-plan kitchen and dining area, which is perfect for family gatherings and social occasions.

With five well-proportioned bedrooms, there is plenty of room for everyone. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience. Additionally, the property includes three further bathrooms, making morning routines a breeze for busy families.

One of the standout features of this home is the detached double garage, which not only provides secure parking but also includes an office above. This versatile space is perfect for those who work from home or require a quiet area for study.

Situated on the edge of a modern development, 24 Ash Road overlooks Greenfields and a communal play area, offering a safe and friendly environment for children to play. The village of Sychdyn is known for its community spirit and is conveniently located near Mold, providing easy access to local amenities, schools, and transport links. with Access to A55.



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#### 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, leisure centre and Theatr Clwyd complex. Situated at the bottom of a peaceful cul-de-sac in the sought-after village of Sychdyn.

#### Hallway

4.44 x 2.26 m (14'6" x 7'4")



Welcoming and spacious, the hallway features carpeted flooring and is painted in a deep blue shade with white wainscoting. It provides access to the living room, snug/dining room, kitchen, utility room, and cloakroom, with an elegant staircase leading to the first floor.

#### Living Room

3.61 x 5.41 m (11'9" x 17'9")



The living room is a generously sized reception space with large windows and French doors that open out onto the garden, flooding the room with natural light. It is decorated with neutral tones, featuring a plush carpet and a contemporary built-in fireplace flanked by shelving units, creating a cosy yet stylish atmosphere.

#### Snug / Dining Room

3.14 x 3.35 m (10'3" x 11'0")



A versatile snug or dining room sits adjacent to the hallway, offering a more intimate space for relaxing or dining. It is carpeted and features a window that fills the room with light, making it a cosy retreat within the home.

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#### Garage

4.89 x 4.87 m (16'0" x 15'11")



The detached garage offers secure parking for three vehicles with an up and over door and additional storage space. External stairs lead to the office above, presenting a practical and well-maintained outbuilding.

#### TENURE

Freehold

#### COUNCIL TAX

Flintshire County Council - Tax Band G

#### DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ  
Head south-east on High St/B5444 towards Chester St/A5119 Turn left onto Chester St/A5119 At the roundabout, take the 1st exit onto Lead Mls/A541 At the roundabout, take the 4th exit onto King St/A5119 Continue to follow A5119 Turn left to stay on A5119 Sign post Sychdyn 1.0 mi Continue on Vownog. Drive to Ffordd Onnen Turn right onto Vownog Turn left onto Ffordd Eldon Turn left onto Ffordd Onnen (Ash Road) The property of the last house in the Cul- du-sac on the right.

#### 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 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.

#### 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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walk-in shower with rain shower head and handheld attachment behind glass sliding doors. Ventilation system included.

#### Bathroom

1.38 x 2.05 m (4'6" x 6'8")

A third bathroom with modern fittings is also present, featuring a smaller footprint with a white three piece shower suite with a contemporary design, suited for practical use.

#### Office

4.81 x 3.77 m (15'9" x 12'4")

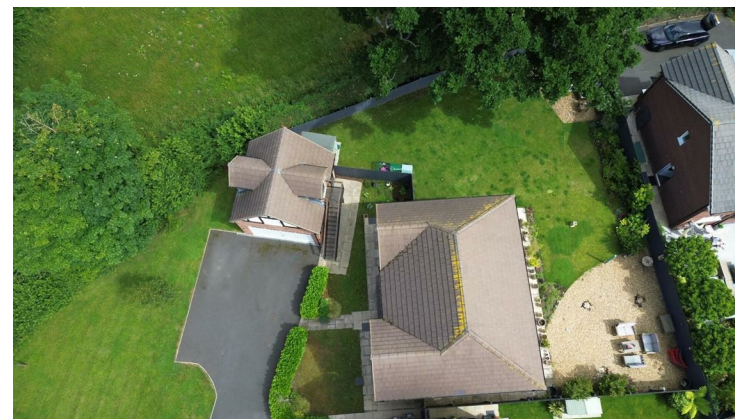


Set above the detached double garage, the office space is a bright and airy room with two dormer windows and carpeted flooring, offering a quiet area perfect for working from home or study.

#### Rear Garden



The rear garden is a generous green space, mainly laid to lawn and enclosed by fencing for privacy. There is a paved patio area adjacent to the house, ideal for outdoor seating and entertaining, with mature trees and shrubbery along the borders creating a peaceful setting with a wooden shed.



#### Kitchen

6.32 x 3.54 m (20'8" x 11'11")



This well-appointed kitchen is fitted with a modern range of white cabinetry and contrasting dark countertops, complemented by a striking dark blue splashback. It includes integrated appliances, a central island with breakfast bar seating, and ample space for a dining table. Double doors open directly onto the paved garden patio, enhancing the connection between indoor and outdoor living.



#### Utility Room

1.92 x 1.75 m (6'3" x 5'8")



A handy utility room adjoins the kitchen, equipped with white cabinets, a sink, and space for laundry appliances. A door leads outside, providing practical access for everyday tasks.



**Landing**  
5.76 x 2.08 m (18'10" x 6'9")



The first floor landing is painted in the same striking deep blue as the hallway, continuing the elegant theme. It provides access to five bedrooms and three bathrooms, with a bright and airy feel thanks to the large window.

**Primary Bedroom**  
3.56 x 3.47 m (11'8" x 11'4")



The primary bedroom is a charming and comfortable space with soft carpeting and a light, neutral palette. It benefits from a built-in wardrobe and an ensuite bathroom with modern fixtures and a walk-in shower. French doors open to a Juliet balcony, adding a touch of elegance and plenty of natural light.

**Bedroom 2**  
3.04 x 3.09 m (9'11" x 10'1")



A spacious double bedroom, carpeted, with radiator, double glazed window overlooking the front, and built-in wardrobe with mirrored sliding doors and an ensuite bathroom.

**Bedroom 3**  
2.40 x 3.77 m (7'10" x 12'4")



Bedroom 3 offers a peaceful space with light carpeting and a window overlooking the rear garden, presented in neutral tones to suit a variety of styles with light pendant and radiator.

**Bedroom 4**  
2.25 x 2.58 m (7'4" x 8'5")



Bedroom 4 is a cosy room with neutral décor and carpeted flooring, ideal for use as a bedroom or home office, with a window facing the side of the property carpeted radiator and light pendant.

**Bedroom 5**  
2.83 x 2.56 m (9'3" x 8'4")



A double bedroom featuring carpeted flooring, radiator, double glazed window, overhead pendant lights, and built-in wardrobe with mirrored sliding doors

**Bathroom**  
2.22 x 2.60 m (7'3" x 8'6")



Beautifully designed with vinyl wood-effect flooring, separate white bathtub with grey tile splashback and handheld shower, large separate shower enclosure with rain head and handheld attachment, silver towel radiator, recessed mirror, vanity unit housing the WC and hand basin, spotlights, and ventilation system..

**Bathroom**  
2.15 x 1.54 m (7'0" x 5'0")



En-suite Bathroom: Vinyl flooring, white WC, white hand basin with vanity storage, wall-mounted mirror, frosted double glazed window to the front, and a large grey-tiled