

williams estates



3 Cae Glas, Sychdyn, Flintshire, CH7 6FD

£350,000

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EPC - C75 Council Tax Band - F Tenure - Freehold

Cae Glas, Sychdyn

3 Bedrooms - House - Detached

****AVAILABLE WITH NO ONWARD CHAIN!**** A modern double fronted three bedroom detached house with conservatory and garage situated in a select and sought after cul-de-sac location in a secluded position. The accommodation affords canopy entrance, reception hall with cloakroom, through lounge with adjoining modern conservatory, dining room, kitchen / breakfast room. First floor landing, bedroom one with en suite, two further bedrooms, bathroom WC, double glazing and gas central heating. Private garden to rear. EPC - C-75 Council Tax Band - F Tenure - Freehold



Location

This property occupies an attractive position on the outskirts of Sychdyn village near to playing fields and open countryside. Sychdyn is a large and popular village about 2 miles from Mold and 2 miles from Northop and the A55 expressway. The village has a general store, primary school and pub, whilst the market town of Mold provides a wide range of facilities to include secondary schools, eateries and leisure centre. With a twice weekly street market which is very popular.

Description

A modern double fronted three bedroom detached house with conservatory and garage. Located at the head of a small, highly regarded cul-de-sac in the sought after village of Sychdyn.

The accommodation affords canopy entrance, reception hall with cloak room, through living room with adjoining conservatory, dining room and kitchen /breakfast room. First floor landing, bedroom one with en suite, two further bedrooms, bathroom WC, double glazing and gas central heating. Private garden to the rear. INSPECTION RECOMMENDED.

Accommodation

Entering the property from under the tiled canopy porch, a timber and glazed door with decorative internal panel leading into;

Hallway

With panelled radiator and staircase leading to the upper floor. Timber doors off to all rooms;

Cloakroom/WC

Ground floor cloakroom with low level flush WC and wash basin with taps over. Part tiled walls and coved ceiling, radiator and Upvc double glazed frosted window to the front elevation.

Living Room

18'9" x 14'0" (5.72 x 4.29)

Accessing the living room via timber door; this room offers a feature marble effect fireplace in an 'adam style' setting with an electric fireplace, two radiators, coved ceiling, double glazed window to the front elevation. Doors leading into;

Conservatory

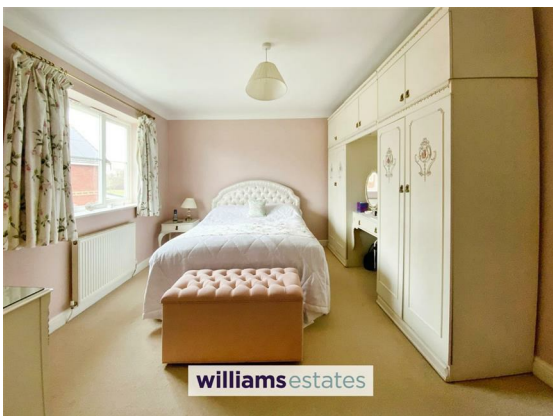
12'7 x 9'7 (3.84m x 2.92m)

With Upvc double glazed windows and openings and a tiled floor. French doors lead out onto the rear garden.

Kitchen

14'10 x 8'8 (4.52m x 2.64m)

With large Upvc double glazed window overlooking the rear garden and providing abundant natural light. This kitchen offers a range of wall, drawer and base units with complimentary worktops with inset sink and drainer with mixer tap. With tile splashback surround. Wooden and glazed rear door. Void for washing machine and dishwasher. Electric oven and gas mounted four ring hob, extractor fan, radiator, coved ceiling and inset spot lights.



Dining Room

9'11 x 11'5 (3.02m x 3.48m)

With Upvc double glazed window to the front elevation, coved ceiling, radiator and part glazed timber door.

Landing

Radiator, Upvc double glazed window overlooking the rear elevation, timber doors leading to all rooms;

Principal Bedroom

11'1(at its widest point) x 14'5 (3.38m(at its widest point) x 4.39m)

Good sized double bedroom with ample room for a large bed and bedroom furniture. Upvc double glazed window radiator, coving and door leading into;

Ensuite

Offering a three piece white suite comprising of Shower cubicle with wall mounted fixtures and fittings, shaver socket, pedestal wash basin with mixer taps, low level flush WC. Vinyl flooring, part tiled walls, inset spot lights, radiator and Upvc double glazed frosted window to the front elevation.

Bedroom Two

11'9 x 11'8 (3.58m x 3.56m)

Good sized double bedroom with Upvc double glazed window, radiator and coved ceiling. Built-in airing cupboard with radiator and loft access hatch.

Bedroom Three

10'11 x 8'1 (3.33m x 2.46m)

Double glazed Upvc window, radiator and coving.

Bathroom

8'0x 6'2 (2.44mx 1.88m)

Comprising of a three piece white suite with bath with mixer tap and wooden bath panel, pedestal washbasin with mixer tap and low level flush WC, shaver socket, radiator and double glazed frosted window. Vinyl wood effect flooring, part tiled walls and inset spotlights.

Garage

Single garage with metal up and over garage door. Pedestrian side door access.

Outside

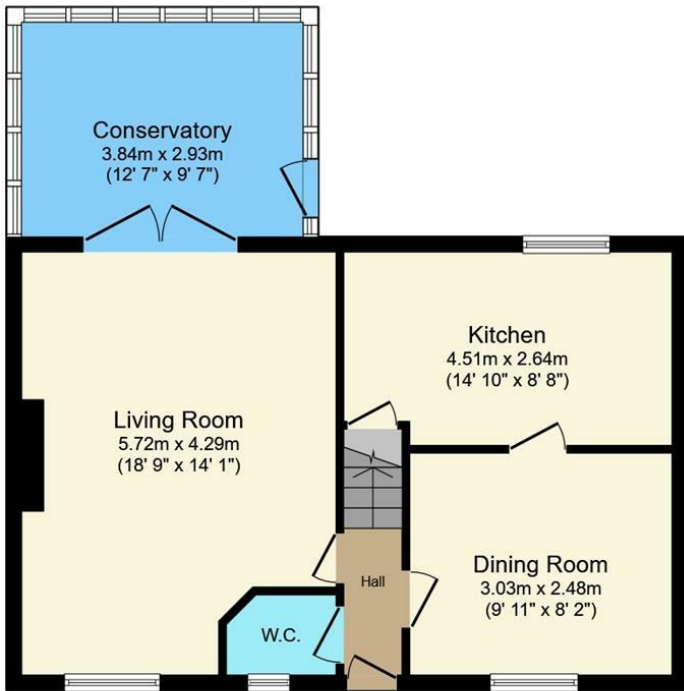
The rear of the property offers a patio area for eating and entertaining, leading onto the lawned area with rose border and established shrubs. Space to the rear of the garage could provide an ideal location for a garden shed or greenhouse. External garden tap.

The front of the property offers lawned area with shrub borders.

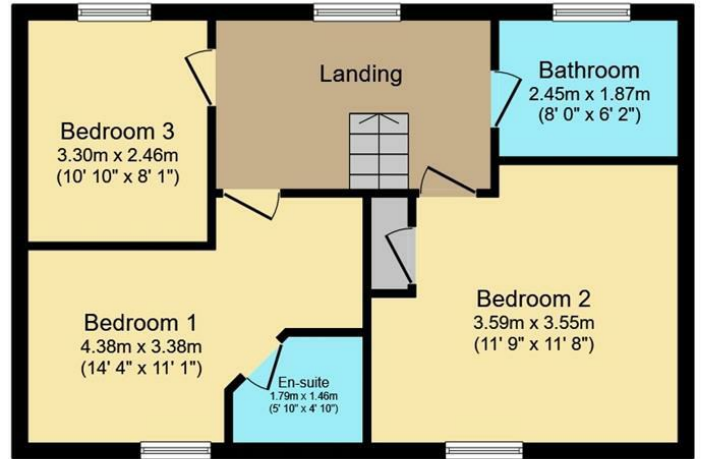
Directions

From the agents Mold office proceed down Chester Street to the Roundabout, take the first exit onto Lead Mills and proceed to the next roundabout and take the fourth exit onto King Street. Bear left at the lights onto A5119 into the village of Sychdyn. Take the right turn onto Vownog and turn left onto Vownog Newydd, then right onto Wat's Dyke Way continue to the end of the road, turn right into Cae Glas and the subject property will be found at the head of the cul de sac.





Ground Floor



First Floor

Total floor area 114.4 m² (1,231 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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			
		75	85
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.