

# williams estates



**3 Ffordd Las, Sychdyn, Sychdyn,  
Flintshire, CH7 6DU**

**£268,000**

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**EPC - C70    Council Tax Band - E    Tenure - Freehold**

# Ffordd Las, Sychdyn

## 2 Bedrooms - Bungalow - Detached

Link detached two bed bungalow in highly sought after village location. Set in a residential area with access to local shop and bus service. This property offers entrance porch, hallway, living room with fireplace, kitchen with archway into dining room. Two double bedrooms with built in robes. Garage, gardens, patio and driveway.  
Tenure - Freehold, EPC - TBC, Council Tax - E

### Description

Substantial link detached bungalow with garage, gardens and parking.

### Accommodation

Double glazed front door leading into Entrance Porch;

### Entrance Porch

7'5" x 4'2"

Tiled flooring, radiator, wooden casement glazed door and side panels, double glazed window to front elevation.

### Entrance Hallway

Accessed via a single glazed front door with side panel, and window to the front elevation, tiled flooring, loft access ,radiator, cupboard for storage with a hanging rail, and door leading to the living room.

### Living Room

14'11" x 11'11"

With lead effect double glazed bay window to front elevation, single panelled radiator, double panelled radiator, marble effect fireplace with wooden mantle and inset coal fire and hearth.

### Kitchen

9'11" x 10'9" widest point

Well fitted with a full range of wall and base units with complimentary worktops over, tiled splashbacks, inset electric oven with grill, void for washing machine. Wall mounted extractor and built in fridge and freezer Tiled flooring and panelled radiator. Double glazed window to the rear elevation overlooking the garden.

### Dining Room

18'1" x 9'5"

With panelled radiator double glazed side door double glazed patio door double glazed window to side elevation laminate flooring coved ceiling archway leading through into kitchen

### Bedroom One

12'2" x 10'10"

A bright and light room to the front elevation with double glazed window, built-in wardrobes. With a panelled radiator and dado rail.

### Bedroom Two

11'11" x 10'2"

With built-in wardrobes, drawers and vanity mirror, single panelled radiator and double glazed window to rear elevation overlooking the patio area of the garden.

### Bathroom

With tiled flooring, panelled radiator, frosted window to the side elevation. With a white four piece suite which includes enclosed white shower unit, Jacuzzi style bath with shower attachment over, WC and wash hand basin. Fully tiled walls, panelled ceiling with inset spotlights.

### Garage

Single garage with it up and over door to the front elevation

### Outside

rear elevation we have a patio garden with laundry area raised brick borders seasonal planting Hedgerow nice bright and sunny you've got fencing as well there's an external water water tap.

### Directions

From the Agents Mold office turn right continue along Chester Street. At the mini

roundabout take the first exit. At the next roundabout take the third exit signposted for Flint and Queensferry. At the traffic lights bear left signposted for Flint and travel into the village of Sychdyn taking the second turning on the right into Vownog. Continue passing the School on the right and follow the bend round and take a left turn onto Vownog Newydd, then right onto Watts Dyke Way and then right onto Ffordd Las and the property will be found on the right hand side.





**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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