



**14 Pant Ucha, Sychdyn, Mold, CH7 6EX**

**£237,000**

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**EPC - C73**

**Council Tax Band - D**

**Tenure - Freehold**

# Pant Ucha, Mold

## 3 Bedrooms - House

A charming property located in the picturesque village of Sychdyn. This delightful well-presented house boasts a spacious living room, kitchen diner, downstairs W.C, and three well presented bedrooms and family bathroom as well as single garage and gardens. Tenure- Freehold. EPC Rating: TBC. Council Tax Band: D.



### Location

Sychdyn Village offers a local post office/shop, primary school, public house and public transport and well as a Village Hall. The market town of Mold is close by and offers a wider range of facilities. The A55 and main motorway networks are within easy reach.

### Accommodation

Via a uPVC double glazed door, leading into the:

### Hallway

A spacious hallway with turned staircase rising to the first floor with under stairs storage cupboard, tiled flooring, dado rail and panelled radiator .

### Living Room

20'4" x 12'1" (6.2 x 3.7)

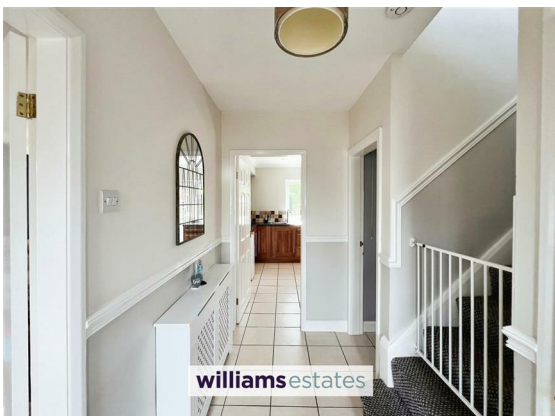
Being dual aspect this spacious lounge has lighting, power points, T.V. aerial point, a uPVC bay window to the front elevation and sliding patio doors to the rear, coving to the ceiling, a gas living flame fire with marble hearth and back drop and wooden surround, panelled radiator and laminate oak effect flooring.



### Kitchen Diner

12'5" x 11'1" (3.8 x 3.4)

Spacious family kitchen which is well laid out to include power points, a range of wood effect wall and base units with complementary roll top worktops over with an inset stainless steel sink unit and drainer with mixer tap and tiled splash backs. An under counter single electric oven with four ring hob over and concealed extractor hood. recessed down lights, panelled radiator, uPVC window to the rear elevation and external a uPVC door which leads to the rear garden and open shelving. There is also space for Fridge, Freezer, and plumbing for a Washing Machine .



### First Floor Landing

Having lighting, access to loft hatch, uPVC double glazed window overlooking the front elevation and doors off.

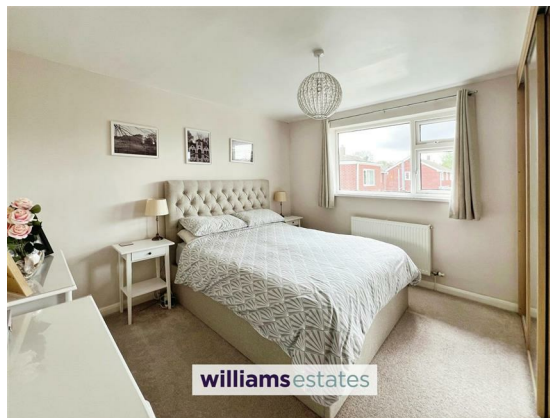
### Downstairs Cloakroom

Having a uPVC obscured window to the front elevation, tiled flooring, low flush w.c, wall hung wash basin with splash back tiling and chrome towel rail.

### Bedroom One

12'1" x 11'5" (3.7 x 3.5)

Having lighting, power points, a uPVC window to the rear elevation, a double panelled radiator and sliding mirrored wardrobes offering hanging space and shelving.



### Bedroom Two

11'9" x 7'10" (3.6 x 2.4)

Having lighting, power points, radiator and a uPVC window overlooking the front elevation.

### Bedroom Three

10'9" x 7'10" (3.3 x 2.4)

Having lighting, power points, T.V. aerial, a uPVC window to the rear elevation and a panelled radiator.



### Bathroom

8'2" x 6'2" (2.5 x 1.9)

Having lighting, wall mounted stainless steel radiator, low flush W.C., tiled walls, bathtub with stainless steel taps over, wall mounted shower and a uPVC double glazed obscure window to the side elevation.

### Garage

Having a up and over metal door and a glazed window to the side elevation, with power and lighting also.

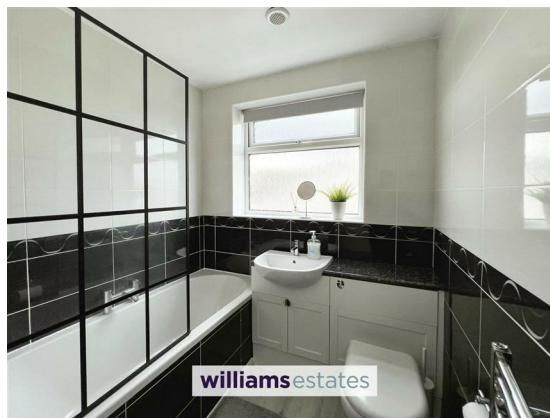
### Outside

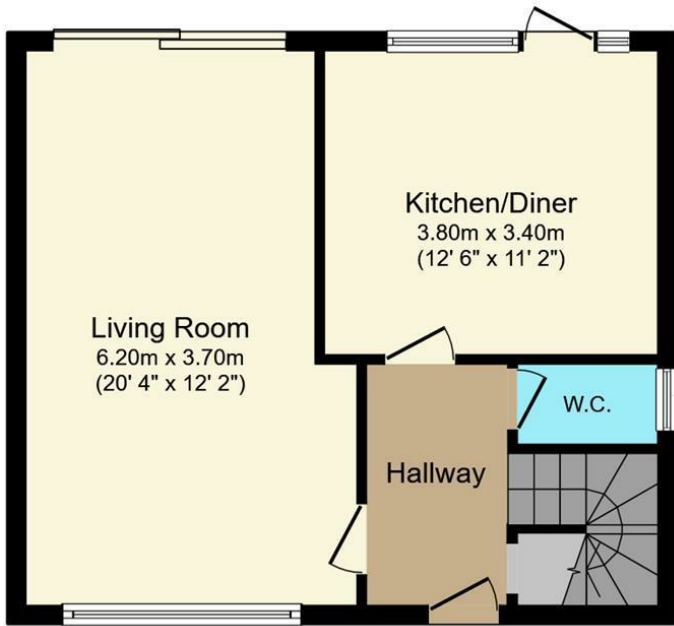
The property is approached via a concrete driveway which leads to the Single Garage. The garden to the front is gravelled for ease of maintenance with a low brick wall to the front boundary. The rear garden is enclosed by panelled fencing and offers a lawned area and patio which is paved with Indian sandstone, the garden offers a good degree of privacy and has planted borders, outside tap and security lighting.



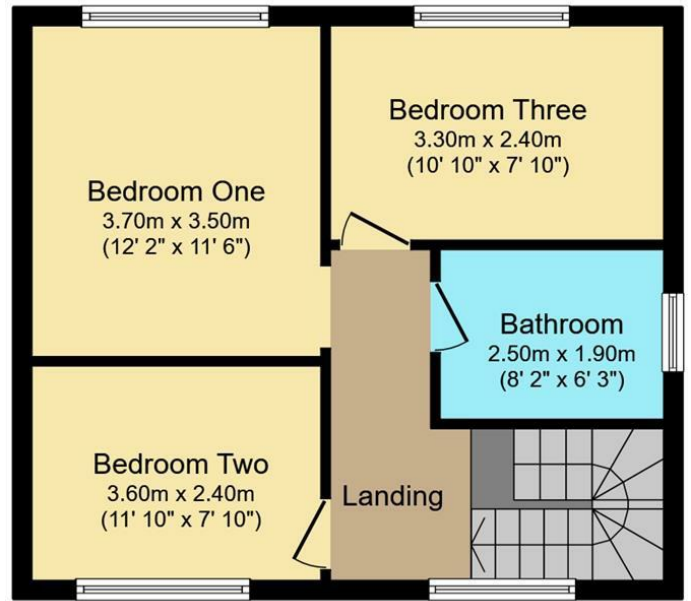
### Directions

From our Mold office proceed to the mini roundabout and take the first exit off, follow the road to the next roundabout and take the four exit off, follow this road to the traffic lights and turn left signposted for Sychdyn and Flint. On entering the village of Sychdyn turn first right onto Pen y Bryn, then left into London Road then right into Pant Ucha where the property will be identified on the right hand side.





**Ground Floor**  
Floor area 43.7 m<sup>2</sup> (471 sq.ft.)



**First Floor**  
Floor area 43.7 m<sup>2</sup> (471 sq.ft.)

**TOTAL: 87.5 m<sup>2</sup> (942 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.