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**Penrhyn Black Brook, Sychdyn, Mold,
CH7 6LT**

£895,000

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EPC - B82

Council Tax Band - F Tenure - Freehold

SUMMARY

A truly stunning, spacious modern detached house with five large double bedrooms, two of which are on the ground floor to perfectly accommodate extended family and to future proof for the long term. This property benefits from one third of an acre plot of land and would make a fantastic family home with its vast, open plan living, in addition to its ability to retain a warm and welcoming feel. There is also parking for many vehicles and has a mature, private garden to the rear.

Located in the sought after village of Sychdyn, with superb views over open countryside, this property is within easy access of Mold town centre and the A55 expressway, providing links to Chester, Liverpool, Manchester and the North Wales Coast. Totally refurbished throughout to a very high standard, it boasts an open plan living, dining and kitchen area with integrated appliances, a beautiful peninsular breakfast bar, and stylish bi fold doors allowing indoor/outdoor living. Filled with natural light from sunrise to sunset, Penrhyn offers an additional living room, and an impressive wetroom on the ground floor. The flooring throughout the ground floor is Porcelanosa and will appeal to the most discerning of residents.

To the first floor, there are three large double bedrooms with the principal suite having an impressive dressing room and an en suite bathroom. The upstairs family bathroom is of a spectacular finish and a good size. To summarise, this property exudes luxury throughout and viewing is highly recommended to fully appreciate.

Council Tax Band - F Tenure - Freehold EPC - TBC



Accommodation

A composite door with double panel adjacent leads into :

Entrance Hallway

A light and spacious entrance hall with feature open tread Oak staircase, with glass panel and stainless steel balustrade, two column radiators, double glazed window to the front elevation, porcelanosa flooring throughout and a glass crittal style door leading into :

Living Room/Kitchen/Dining Room

26'8" x 24'10" (8.13 x 7.57)

Impressive, vast open plan family living/dining room with porcelanosa flooring throughout. The sitting area boasts a modern cylinder wood burning stove set on a glass plinth which provides a cosy area for whole family entertaining. A double glazed floor to ceiling window faces the rear elevation to show off the beautiful garden views. There are two column radiators and five metre wide bi-fold doors opening to the patio area, bringing the outdoors into the kitchen. The dining area has a double height ceiling with five Velux double glazed windows and an eye catching statement gallery landing.

The kitchen area incorporates a range of modern wall, base and drawer units with worktops over, integrated fridge freezer, two integrated eye level Neff slide and hide ovens, plate warmer, inset one and a half bowl sink with mixer tap, breakfast bar, induction hob with in-built extractor and integrated dishwasher.

Lounge

19'8" x 19'8" (6m x 6m)

With an inset gas effect fire, creating a warm and inviting feel, with three radiators, two double glazed windows to the front elevation, parquet effect flooring and inset surround sound system perfect for family movie nights.

Study/ Living Room/ Bedroom Six

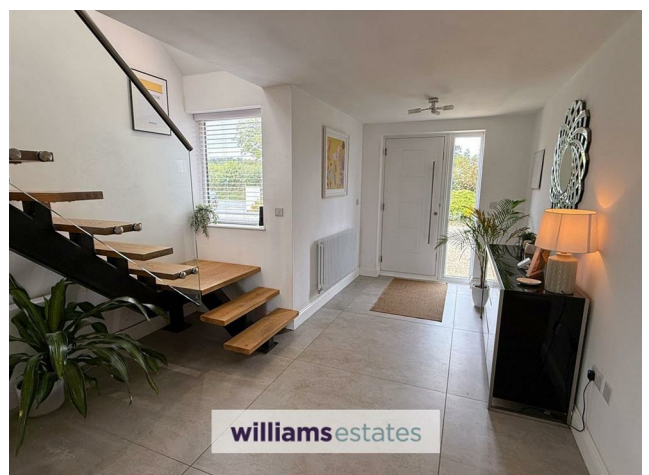
19'5" x 9'5" (5.94 x 2.88)

A cosy yet bright room with bi-fold doors leading to the rear garden, double glazed window to the rear elevation, double radiator and parquet effect flooring.

Utility Room

8'5" x 14'2" (2.58 x 4.32)

With in-built storage cupboard, seating area, clothes hanging space, plumbing for a washing machine, space for dryer, stainless steel sink, base units and uPVC double glazed window to the side elevation. Porcelanosa flooring throughout.





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Shower Room

6'10" x 6'6" (2.1 x 2.0)

An elegantly designed Wet Room with tiled floor, fully tiled shower area comprising a rainfall shower, low flush w.c, vanity wash basin and uPVC window.

Bedroom Four

12'0" x 14'3" (3.67 x 4.36)

A spacious double bedroom on the ground floor offers versatile living for extended family, with partially panelled walls, parquet effect flooring, radiator and window to the front elevation.

Bedroom Five

12'0" x 11'10" (3.66 x 3.63)

A well proportioned ground floor double bedroom with partially panelled walls, parquet effect flooring, radiator and window.

Landing

A bespoke gallery landing with seating area having glass panel and stainless steel balustrade looking down over the dining area beneath. Having vaulted ceilings with velux windows to the rear flooding the area with natural light and to the front elevation, a window overlooking the stunning views of the countryside beyond and double radiator.



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Principal Suite

28'10" x 19'6" (8.8 x 5.95)

An enormous Principal Suite with vaulted ceiling, floor to ceiling window and opening doors to a Juliette balcony enjoying the countryside views, two double radiators, two double glazed roof Velux windows allowing light to flood in. The suite includes a vast dressing area and an ample en-suite.



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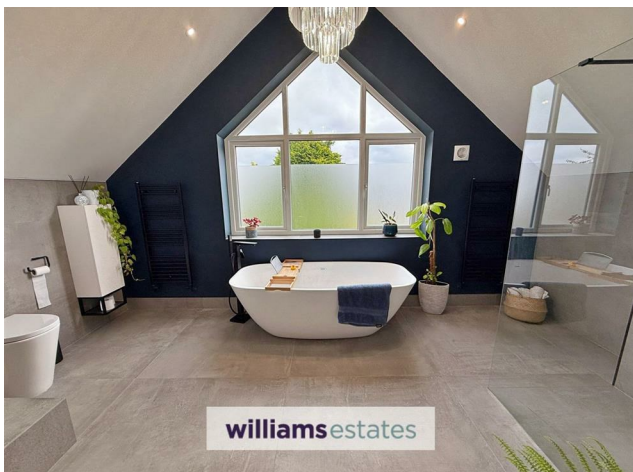
Dressing Area

With a multitude of hanging rails, shelving space, dressing area and two double radiators.

En-Suite

16'2" x 8'10" (4.95 x 2.7)

A superb en suite with double ended bath with mixer tap with detachable rinse head, walk-in shower enclosure with rainfall shower head, wash basin with wall fitted taps, two radiators, W.C, double glazed window looking to the rear elevation.



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Bedroom Two

10'4" x 19'8" (3.17 x 6.0)

A spacious double bedroom with high vaulted ceiling and a floor to ceiling window looking to the front elevation with opening doors onto the Juliet balcony, two double glazed Velux roof windows and two double radiators.

Bedroom Three

19'8" x 15'5" (6.0 x 4.7)

A generous double bedroom with double radiator and double glazed window to the rear elevation offering countryside views.

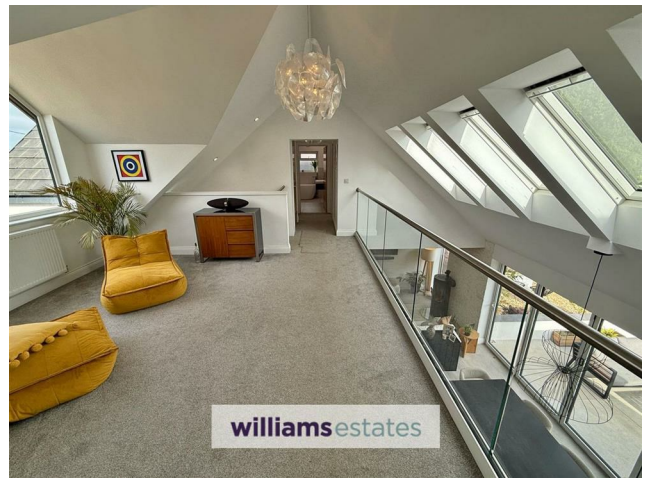
Bathroom

12'0" x 7'8" (3.66 x 2.36)

With double ended bath with tap, detachable shower head, heated towel rail, walk-in shower enclosure, high vaulted ceiling, double glazed window looking to the side elevation and extractor fan.

Outside

The property is approached by two pillars, extensive driveway and detached double garage. The front is laid with golden gravel and mixed border with evergreen plants. The rear has a mature and well established garden of 1/3 of an acre plot including a full width patio offering a fabulous area for entertaining, steps down to the lawn area with decorative golden gravel and hedge border for privacy. There is off road parking for more than ten cars at the front of the property to accommodate for even the largest of families. The garden also offers a shed for storage.









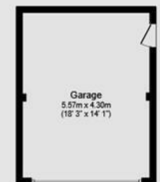
Ground Floor

Floor area 173.3 m² (1,865 sq.ft.)



First Floor

Floor area 174.4 m² (1,877 sq.ft.)



Garage

Floor area
24.0 m²
(258 sq.ft.)

TOTAL: 371.6 m² (4,000 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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