



**Tregarth, Raikes Lane, Sychdyn, Mold,
Flintshire, CH7 6LR**

£429,950

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EPC - C73 Council Tax Band - G Tenure - Freehold

Raikes Lane, Mold

4 Bedrooms - Bungalow - Detached

Williams Estates are pleased to introduce this immaculate, four bedroom detached bungalow on the outskirts of Sychdyn, a beautiful village on the periphery of Mold. Having a conservatory, double garage, and a beautiful, private rear garden (with patio areas), this property is not one to be missed. Additional benefits include an ensuite shower room, dining/sitting room, family bathroom, spacious living room, and a convenient utility room, with the bungalow also benefiting from double glazing throughout, gas fired central heating, and from an airy reception hall. Just a short walk of the village centre, which has a local shop, primary school and bowling green, the location is truly exceptional. The popular 'Glasfryn' restaurant is within walking distance, and the A55 Expressway is just a few minutes drive away. Viewing is highly recommended as this property is available with no onward chain and with vacant possession. Tenure: Freehold. Council Tax Band: G. EPC Rating: TBC.



Accommodation

Entrance is via a uPVC double glazed door, with double glazed panels to each side, leading into an:

Entrance Vestibule

Having a coved ceiling and the electric meter cupboard.

Reception Hall

Having a double radiator and a cloakroom off. There is also an airing cupboard with shelving and a radiator,

W.C.

6'10" x 2'9" (2.1m x 0.84m)

Having a low flush W.C., wash basin, radiator and a double glazed uPVC window to the rear.

Living Room

19'0" x 13'5" (5.8m x 4.1m)

Accessed via glazed double doors, the living room has a live flame gas fire, two radiators, double glazed windows to the front and side, with sliding double glazed patio doors to the side and rear.

Dining/Sitting Room

15'10" x 11'11" (4.84m x 3.64m)

Having a double radiator, and a uPVC double glazed window to the front. Being open plan and leading through to the kitchen.

Kitchen

15'5" x 11'8" (4.7m x 3.56m)

Having granite worktops, wall, drawer and base units with worktop over, integrated Bosch double oven, five ring induction hob with extractor hood over, integrated dishwasher, one and a half bowl sink with drainer, built in display units, wine rack, pull out larder units, two uPVC double glazed windows to the front and a breakfast bar which divides the family area and the kitchen.

Utility Room

11'9" x 5'10" (3.6m x 1.8m)

Having base units with wall units over, granite worktops to match the kitchen, Worcester wall mounted gas central heating boiler, plumbing for washing machine, void for freestanding fridge freezer and glazed double doors which lead into the conservatory.

Conservatory

12'3" x 8'10" (3.74m x 2.7m)

Being uPVC double glazed, having opening lights and double doors which open out onto the decking area.



Bedroom One

15'1" x 13'5" (4.6m x 4.1m)

Having built-in wardrobes, radiator, and a uPVC double glazed window to the side.

En-Suite/Shower Room

11'8" x 11'5" (3.56m x 3.5m)

Being fully tiled, having a walk-in shower enclosure, wash basin, W.C., bidet, heated towel rail, tiled floor, and uPVC double glazed window to the side.

Bedroom Two

16'11" x 9'6" (5.16m x 2.9m)

Having a radiator and a uPVC double glazed window to the side elevation.

Bedroom Three

12'5" x 12'1" (3.8m x 3.7m)

Having built-in wardrobes, matching built-in drawers, radiator, and a uPVC double glazed window to the front.

Bedroom Four

11'3" x 9'6" (3.44m x 2.9m)

Having radiator and a uPVC double glazed window to the side.

Bathroom

11'8" x 11'5" (3.56m x 3.5m)

Having a corner spa bath with water jets and overhead shower with folding shower screen. There is a wall hung wash basin, radiator and storage units. There is also a uPVC double glazed window to the side.

Outside

To the front, the property has a tarmaced drive and provides parking for several vehicles. It leads round to a detached double garage which has a remote control powered up-and-over door.

To the rear, the garden has a full width lawned area which is private thanks to the mature, well maintained hedging. Off the conservatory, is a raised decked area which is ideal for alfresco dining. There is also a hard standing area with a a substantial timber garden store. The lawn wraps around and there is a section which is paved with natural stone, possesses attractive raised walling and low maintenance planters, and a seating area with outside power. the garden is mature and well stocked and there is a number of attractive specimen trees and shrubs for enjoyment all year round.

Directions

From the Williams Estates Mold Office, proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout, take the second exit and then take the second left handed turning signposted for Theatr Clwyd. Continue along this road and continue up the hill, passing the County Offices and Law Courts. From here, follow the country lane until reaching the outskirts of Sychdyn whereupon the entrance to the private road leading to the property will be found on the right.





Floor Plan

Floor area 175.2 m² (1,886 sq.ft.)

Garage

Floor area 27.5 m²
(296 sq.ft.)

TOTAL: 202.7 m² (2,182 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		
(69-80) C	73	82
(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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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.

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