



**Preswylfa, Vownog Road, Sychdyn,
Mold, Flintshire, CH7 6ED**

£379,950

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EPC - D63

Council Tax Band - D

Tenure - Freehold

Vownog Road, Mold

3 Bedrooms - House - Terraced

A deceptively spacious and charming three-bedroom family home, ideally situated in the highly sought-after village of Sychdyn, just a short walk from the local primary school.

This delightful property offers a versatile layout, featuring three reception rooms and an impressive kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms, including one with an en-suite, along with a modern family bathroom.

Outside, the home boasts attractive front and rear gardens, a block-paved patio area perfect for entertaining, and a detached garage.

Nestled in the heart of this desirable village, the property is only two miles from the bustling market town of Mold, offering shops, theatre, schools, and excellent public transport links. With easy access to the A55 expressway, commuting to Chester, Wrexham, and the wider motorway network is straightforward.

Viewing is highly recommended to fully appreciate the space and charm this home has to offer.

Tenure: Freehold, EPC Rating: D63, Council Tax Band:D



Accommodation

This stunning family home is accessed via a double glazed front door with double glazed panel above leading into the entrance hallway.

Entrance Hall

With original coved ceiling, picture rail and radiator.

Study

11'5" x 11'5" (3.5 x 3.5)

A cosy multifunctional room with picture rail, dado rail, ceiling light rose, ornate fire place, radiator and large double glazed windows to the front

Sitting room

14'9" x 11'5" (4.5 x 3.5)

With a working open fire, with a raised hearth, original tiled inserts, central ceiling light rose, picture rail, dado rail, double radiator, under stairs storage cupboard, double glazed double doors which leads onto the rear garden.

Kitchen/ Dining Room

24'9" x 9'2" (7.55 x 2.80)

Having worktop with drawers and base units underneath, with wall units above, one and a half single drainer sink with mixer tap, integrated fridge and freezer, integrated BOSCH double oven, four ring gas hob with extractor hood above, a upvc double glazed window looking out over the side elevation. The kitchen is of open plan with the dining area having, a double radiator, two double glazed windows to the sideelevation, a Upvc double glazed door to the side elevation and plenty of space for a dining room table as well as other furniture.

Boiler Cupboard

Which has a Worcester combination gas central heating boiler

Living room

26'10" x 10'9" (8.2 x 3.3)

Which extends from the front of the property to the rear, feature focal fire place with a raised hearth, living gas fire with log effect, radiator, large arched double glazed window overlooking the front garden, stairs leading off to a gallery landing above, hardwood double glazed doors with double glazed panels to each side leading to the rear.

Stairs to Galleried Landing

Bedroom One

22'3" x 10'5" (6.8 x 3.2)

With a high vaulted ceiling, two double glazed velux roof windows, two gallery sections which allow light to the living room beneath, radiator, fitted wardrobes with sliding door and door leads into

En Suite

With corner shower quadrant, with Mira shower, wash basin and WC in fitted furniture, extractor fan, floor to ceiling tiling and tiled floor

From the Main Entrance Hall Further Staircase

Landing with dado rail and loft access hatch

Bedroom Two

15'0" x 11'5" (4.58 x 3.5)

Which extends across the whole front of the property, has an arched double glazed window, further larger double glazed window, double radiator and dado rail

Bedroom Three

15'0" x 9'2" (4.58 x 2.80)

With radiator, Upvc double glazed window to the rear

Family Bathroom

11'11" x 8'6" (3.65 x 2.60)

Large family bathroom having bath with mixer taps, rain shower above, extractor fan, pedestal wash basin, WC, double radiator, panelling to half level, chrome heated towel rail, Upvc double glazed windows to the side and rear.

Front Garden

With a landscaped gardens, planted with a variety of plants and shrubs, patio area's, laid with slate chipping's to reduce maintenance

Rear Garden

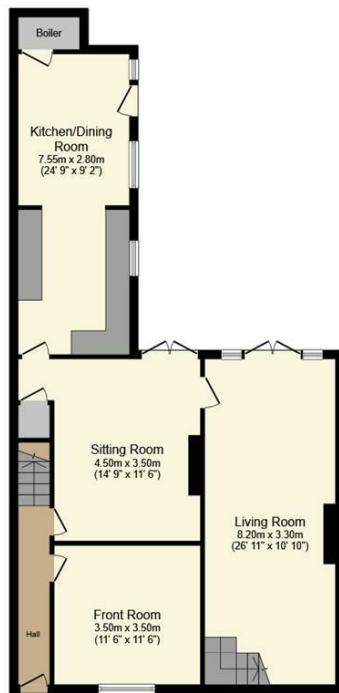
Lovely secluded rear garden with Indian stone paved patio ideal for alfresco dining, ornamental pond, blocked paved path which leads to rear off lane parking and detached garage. There are lovely views which can be enjoyed from the rear.

Directions

From our Mold office turn right and proceed along Chester Street and take the first exit onto Lead Mills, then take the fourth exit onto King Street and proceed to the traffic lights and turn left.

Drive through the village of Sychdyn and turn right onto Vownog Road and the property is located on the right.





Ground Floor

Floor area 88.1 sq.m. (948 sq.ft.)



First Floor

Floor area 75.7 sq.m. (815 sq.ft.)

Total floor area: 163.8 sq.m. (1,763 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		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Call us on
01352 372111

Mold@williamsestates.com

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