

# williams estates



**1 Ffordd Tirion, Sychdyn, Mold,  
Flintshire, CH7 6DY**

**£190,000**

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**EPC - C69    Council Tax Band - E    Tenure - Freehold**

# Ffordd Tirion, Mold

## 3 Bedrooms - Bungalow

**\*\*No Onward Chain \*\*** A detached bungalow located in a favoured cul de sac within Sychdyn, close to Mold town centre and amenities. The accommodation is in need of cosmetic enhancements and offers two reception room, conservatory, kitchen, three bedrooms and wet room. Added benefits of double glazing. Easy maintained gardens to front and rear, partial garage storage and driveway parking.  
EPC rating C - Council Tax Band - E - Tenure - Freehold

### Location

This property occupies an attractive position within the Sychdyn village; near to playing fields and open countryside. Sychdyn is a large and popular village about 2 miles from Mold and 2 miles from Northop and the A55 expressway. The village has a general store, primary school and pub, whilst the market town of Mold provides a wide range of facilities to include secondary schools, eateries and leisure centre. With a twice weekly street market which is very popular.

### Accommodation

uPVC door leads into

### Hallway

With storage cupboard, wall mounted thermostat, loft access and radiator.

### Living Room

10'11" x 14'11"

With a bay window with deep sill, coved ceiling, mounted light fittings, double panelled radiator, slate and stone fireplace and hearth with gas fire.

### Kitchen

8'10" maximum x 14'10"

With tiled floor, inbuilt storage cupboard with shelving, tongue and groove timber ceiling, wall and base units with worktop over, tiled splash back, wall mounted extractor fan, electric oven and hob, plumbing for a washing machine, double panelled radiator, lighting. Pantry with shelving. Glazed door leads into

### Rear Porch

With double glazed windows and double glazed obscure door. Archway leads into

### Conservatory

10'11" x 9'6"

With glazed pitched roof, low walls, uPVC windows surrounding, radiator and French uPVC doors to side and the rear garden.

### Principle Bedroom

11'7" x 10'10"

Located to the front of the property, with double glazed window with deep sill and double panelled radiator.

### Bedroom 2

9'4" x 8'10"

With double glazed window over looking rear garden and radiator.

### Shower Room

With plastic wall panelling, non slip flooring, low flush W.C, walk in shower, wall mounted washbasin, chrome effect heated towel rail, obscure double glazed window to the rear.

### Inner Hallway

4'2" x 3'6"

With wooden panelling, shelf and door leads into

### Bedroom 3

8'5" x 8'10"

With double glazed window to the side elevation, wall lighting and radiator.

### Outside

The front is approached via a long tarmac driveway offing off street parking and leads to the garage. The front garden is gravelled for ease of maintenance with a brick paved pathway leading to the front elevation. The rear garden offers a small lawned area, paved patio area for ease of maintenance, low walls, variety of shrubs and plants, pea shingle and bound by fencing being fully enclosed. Greenhouse and outside shed



### Parital Storage Garage

With up and over door, electric consumer unit and small storage area. To the rear of the garage offers two upvc doors providing additional storage and housing the wall mounted boiler.

### Directions

From our Mold office urn right and continue along Chster Road to the roundabout and take the first exit off. Proceed to the next roundabout and take the fourth exit off onto Kings Street and proceed to the traffic light. Turn left onto Raikes Lane and continue into Sychdyn. Turn right onto Vownog, opposite the Cross keys for approx 1.8 miles, let onto Vownog Newydd, right onto Wat's Dyke and right onto Ffordd Tirion.

### I am Sold - Modern Method of Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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>69</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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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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