



**9 Maes Gwalia, Sychdyn, Flintshire, CH7
6RR**

£250,000

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EPC - D68 Council Tax Band - D Tenure - Freehold

Maes Gwalia, Sychdyn

2 Bedrooms - Bungalow - Detached

**** Video Tour Available**** This Two Bedroom Detached Bungalow with Garage is situated in the popular village of Sychdyn. The spacious accommodation briefly comprises of a Reception Hall, Kitchen, Lounge, Inner Hallway, Two double Bedrooms and Bathroom. To the outside is a driveway providing ample parking, Detached Garage together with front and rear gardens. The property benefits from Gas\Oil central heating and uPVC double glazing. The village of Sychdyn offers a local shop, public house and a primary school and is within easy reach of the market town of Mold which offers further amenities to include shops, supermarkets, a twice weekly market along with schools of both Welsh and English. The A55 is within easy reach making the main towns and centres of employment throughout North Wales and the North West region easily accessible.
Tenure- Freehold. Council Tax Band- D EPC - 68 D,



Location

The village of Sychdyn offers a local shop, public house and a primary school and is within easy reach of the market town of Mold which offers further amenities to include shops, supermarkets, a twice weekly market along with schools of both Welsh and English.

The A55 is within easy reach making the main towns and centres of employment throughout North Wales and the North West region easily accessible.

Tenure- Freehold. Council Tax Band- EPC - 55 D,

Description

Well maintained and modern two bedroom bungalow with ample driveway parking and established gardens. With gas fired central heating and double glazing throughout. The property has undergone recent improvements and upgrade works by the current vendor - who has provided this modern, stylish living opportunity.

Entrance Hallway

With built in storage cupboard, radiator, doors leading off;

Living Room

11'11" x 16'4" (3.63 x 4.98 (3.625 x 4.991))
Good sized living room with Upvc double glazed bay window with deep sill, panelled radiators. Door leading to inner hallway;

Hallway

With loft access and doors leading to all rooms;

Kitchen

9'8" x 13'0" (2.95 x 3.96 (2.941 x 3.966))
With a modern gloss kitchen wall, base and drawer units, complimentary worktop and splashback. Sink with modern mixer tap and drainer, built in double oven and grill, wall mounted extractor and gas hob. Two double glazed uPVC windows and double glazed rear door to the side of the property. Vinyl flooring, panelled radiator,



Bedroom One

9'10" x 13'5" (3.00 x 4.09)

A light bright room to the rear of the property with ample space for wardrobes. Radiator, Upvc double glazed window which overlooks the rear garden.

Bedroom Two

7'5" x 11'10" (2.26 x 3.61 (2.258 x 3.599))

Double glazed window to the rear elevation overlooking the rear patio garden.

Shower Room

A well appointed shower room which offers corner shower cubicle with glass doors. Wall attached shower unit with attachments. Tiled walls and double glazed upvc frosted window to the side elevation. Low level wc with vanity sink unit and mixer tap. Wall hung towel rail.

Outside

To the front of the property offers lawned garden with established borders and seasonal planting.

Driveway for several cars leading to the single garage with the up and over garage door.

The rear of the property offers secluded lawned garden with sunny patio which is enclosed by a boundary fence and hedging. Established borders and annual planting provide year round interest.

Garage

With metal up and over door, lighting and electric sockets.





Floor area 61.4 sq.m. (661 sq.ft.) approx

Total floor area 61.4 sq.m. (661 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.