



28 Pant Glas

Sychdyn, CH7 6SY

Offers Over £255,000



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Accommodation Comprises

The property is approached via a resin bound gravelled driveway with pathway leading to the front entrance.

A wood grain effect upvc door with frosted glass inset and matching panel to the side leads into;

Entrance Hallway

A welcoming room with single panel radiator, solid wood flooring, wall mounted heating controls and storage/cloaks cupboard.

Ground Floor W.C.

5'7" x 2'8" (1.721m x 0.831m)

Fitted with a two piece suite comprising low flush W.C and floating sink unit, textured ceiling, partially tiled walls, and vinyl flooring.

Lounge

20'0" x 10'6" (6.106m x 3.221m)

A generous sized family living room which offers a serving hatch to the kitchen with foldable window, feature coal effect gas fire set upon a marble hearth and tiled surround, large double glazed window to the front elevation allowing light to pour into the room, two radiators (one double panel), t.v and phone point, wall light points, textured and coved ceiling.

Sliding Upvc patio door leads to the rear garden.

Kitchen/Breakfast Room

10'10" x 10'8" (3.303m x 3.254m)

Fitted with a range of wall and base units with complimentary work surfaces over with built in breakfast bar area, pantry cupboard, serving hatch to the lounge with foldable window, one and a half bowl stainless steel sink unit with mixer tap over and matching drainer, space for fridge freezer, built in electric oven with four ring gas hob and extractor hood over, void and plumbing for washing machine and dishwasher, partially tiled walls providing splash back protection, tiled flooring and double glazed window to the rear elevation overlooking the beautifully landscaped garden.

Foldable door leads into:

Dining Room

10'4" x 10'0" (3.157m x 3.071m)

With double glazed window to the rear elevation overlooking the garden, single panel radiator, textured ceiling, wall light points, and solid wood flooring.

Doors lead to Bedroom Four/ Office and Rear Porch

Bedroom Four/Office

10'0" x 9'3" (3.073m x 2.839)

Currently utilised as an office but could be easily reverted to a ground floor bedroom with, double glazed window to the front elevation, single panel radiator, textured ceiling and loft access point.

Rear Porch

5'4" x 3'9" (1.649m x 1.152m)

Providing access to the garage and rear garden, with tiled flooring, double glazed window to the rear elevation and textured ceiling

Stairs From Hallway Rise To

Landing

Bedroom One

12'3" x 10'0" (3.747m x 3.050m)

Fitted with two built in wardrobes providing ample storage one of which incorporating a vanity unit, single panel radiator and double glazed window overlooks the rear garden.

Bedroom Two

12'4" x 7'11" (3.766m x 2.419m)

Equipped with a storage cupboard fitted with shelving and hanging rail, double glazed window to the front elevation, and single panel radiator.

Bedroom Three

10'11" 6'10" (3.342m 2.104m)

Fitted with a cleverly designed unit which incorporates a single bed, desk area and matching wardrobe unit. double glazed window to the rear elevation and single panel radiator.

Family Bathroom

7'6" x 6'7" (2.291 x 2.025)

Fitted with a modern, white three piece comprising panelled 'P' shaped bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap and low level flush w.c. Full wall tiling, vinyl flooring, heated chrome towel rail and frosted double glazed window to the side elevation.

Outside

The property is approached via a decorative driveway providing 'Off Road' parking and leading to an attached garage. A pathway leads to the front entrance. There is a garden area to the front mainly laid to lawn and having borders well stocked with a variety of shrubs and

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plants. The boundaries are defined by dwarf brick wall and hedgerow. To the rear you will find a well established garden well stocked with a variety of shrubs, plants and fruit trees. The garden is private and fully enclosed and also benefits from a paved patio along with an additional golden gravel seating area.

Council Tax - Band E

EPC Rating - TBC

Do You Have A Property To Sell?

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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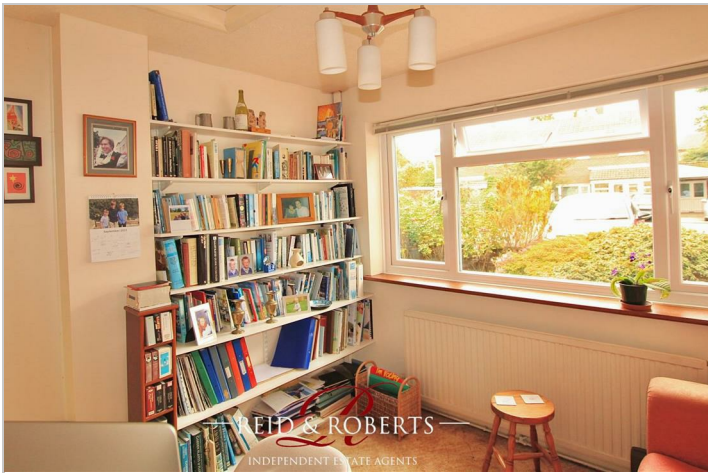
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Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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