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INDEPENDENT ESTATE AGENTS

## 15 Bryn Hyfryd

Sychdyn, Mold, CH7 6FB

£349,995



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## Property Description

Reid & Roberts Estate Agents proudly present this stunning four bedroom detached family home forming part of a charming village development, boasting a picturesque open amenity area. The property has been meticulously designed and offers a garage conversion along with a Conservatory with solid roof, transforming this property into a generously proportioned home suitable for a family. The property has undergone a recent modernisation program, resulting in well-appointed living spaces with contemporary fittings to include; new windows to the front of the property, composite front door, solid conservatory roof and double glazing. The attention to detail and care put into the upgrades truly shine through, creating a comfortable and stylish environment for the whole family to enjoy.

The spacious accommodation briefly comprises; Entrance Hallway, a large open plan Lounge/Dining Room, Large Conservatory with access to the garden, Fitted kitchen with granite work surfaces and Integrated Appliances, Utility Room, study/Playroom and Cloakroom to the ground floor. The first floor offers a Principal Bedroom with En Suite, Three further Double Bedrooms and Family Bathroom. Outside there is a double width brick drive and pleasant newly landscaped rear garden designed for ease of maintenance with an impressive paved patio area allowing ample room for outdoor entertaining.

Situated in Sychdyn village which offers a public house, a convenience store, horse riding school and a primary school, Sychdyn County Primary. Mold town centre is a short distance away which can be accessed via the local bus route which offers a wider range of shops, schools, public houses, restaurants, doctors, vets and recreational facilities along with Theatre Clwyd which also boasts a cinema.

## Accommodation Comprises

The property is approached via a block paved driveway providing ample 'off road' parking leading to the front entrance.

Composite front door with frosted glass inset leads into:

### Reception Hallway

Turned white spindled staircase leads to the first floor with deep storage cupboard beneath, high gloss marble effect tiled floor, dado rail, radiator and white paneled interior doors lead to all rooms.

### Lounge

13'3" x 12'0" (4.06m x 3.68m)

White Upvc double glazed window to the front, Karndean wood effect flooring, wall mounted electric fire, coved ceiling, radiator, telephone point and connection for a wall mounted tv. The room seamlessly flows into the dining area through a wide opening, creating an open and inviting atmosphere.

### Dining Area

11'1" x 9'10" (3.40m x 3.02m)

The wood effect flooring seamlessly extends into the next room, creating a cohesive and stylish look accompanied with coved ceiling and radiator. Double glazed sliding patio door leads through to the conservatory.

### Conservatory

12'11" x 10'5" (3.94m x 3.20m)

A spacious room which has recently had a solid roof added therefore you can enjoy the room's benefits regardless of the weather outside, ensuring a cozy environment throughout the year. Built on a brick base with dark wood effect Upvc double glazed windows with matching french doors leading out to the paved patio and gardens, wall light points, high quality laminate wood effect flooring with electric under floor heating and power points.

### Kitchen

11'10" x 9'10" (3.61m x 3m)

Well appointed with a modern range of gloss white fronted base and wall units with contrasting solid granite work surfaces incorporating a corner breakfast bar and attractive tiled splashback surround. One and a half stainless steel sink unit with mixer tap over. Space for gas range style cooker, fitted cooker hood, void for American style fridge freezer, feature plinth lighting, integrated dishwasher, tiled floor and radiator. Opening to the utility room.

### Utility

8'11" x 5'4" (2.72m x 1.63m)

With matching base and wall units to the kitchen, solid granite worktops with stainless steel sink unit with mixer tap and tiled splashback. Plumbing for washing machine, cupboard housing a gas fired central heating boiler, tiled floor, radiator, extractor fan and UPVC double glazed exterior door leading to the side elevation.

### Study/PlayRoom

10'4" x 8'11" (3.15m x 2.72m)

Presently used as a playroom and office space but could easily be used as a ground floor bedroom if required with white UPVC double glazed window to the front, Karndean wood effect flooring and radiator.

### Cloakroom

6'0" x 2'11" (1.83m x 0.89m)

Fitted with a modern white suite comprising low flush wc and wash hand basin with mixer tap and white cabinet beneath. Continuation of the high gloss marble effect tiled floor, radiator and double glazed window to side elevation.

### Stairs From Hallway Rise To

### Landing

Loft access, airing cupboard and white panelled interior doors to all rooms.

### Principle Bedroom

11'10" x 10'4" (3.63m x 3.15m)

Double glazed white Upvc window to the front, deep built-in wardrobe, tv aerial point and radiator.

### En Suite

7'9" x 2'8" (2.364m x 0.836m)

Fitted with a two piece suite comprising shower enclosure with marble effect laminate wall panelling, folding screen and electric shower unit. Wash hand basin with cabinet beneath, chrome towel radiator, extractor fan and Upvc white double glazed window to the side elevation.

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### Bedroom Two

11'10" x 10'5" (3.63m x 3.18m)

Double glazed window overlooking the garden, laminate wood effect flooring, radiator and built-in cupboard.

### Bedroom Three

10'5" x 9'3" (3.20m x 2.82m)

White Upvc double glazed window to the front, built-in cupboard and radiator.

### Bedroom Four

10'5" x 9'3" (including wardrobes) (3.20m x 2.82m (including wardrobes))

Double glazed window to the rear, radiator and fitted mirror fronted wardrobe.

### Family Bathroom

6'11" x 5'10" (2.13m x 1.78m)

Fitted with a three piece modern white suite with fitted cabinets comprising panelled bath with mixer tap and electric shower and screen over, vanity wash basin unit with white cabinet beneath and low flush wc with concealed cistern. Fully tiled walls, chrome towel rail, shaver point, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

### Outside

To the front the property is approached via a wide brick drive providing parking for two cars with an established hedge to one side, outside light and gated access to the right hand elevation leading through to the rear garden.

To the rear is a private landscaped garden with a beautifully paved patio area allowing ample room for outdoor entertaining in the warmer months along with an artificial lawn area for easy maintenance, and fencing to the boundaries, outside tap and lighting.

### EPC Rating - D

### Council Tax Band F

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

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

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

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### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



## Hybrid Map



## Terrain Map



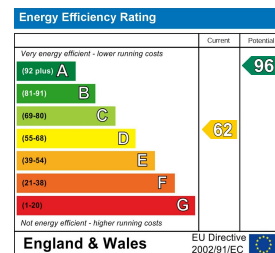
## Floor Plan



## 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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