



35 Pen Y Bryn

Sychdyn, CH7 6EE

£215,000



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Property Description

Reid and Roberts Estate Agents are delighted to present this Beautifully Presented Semi-Detached property for sale, located in the tranquil and highly sought-after village of Sychdyn. Situated on a spacious plot, this property offers bright and airy living spaces that are perfect for a growing family. With the added advantage of No Onward Chain, this home is ready for you to move in and make it your own.

Viewing is highly recommended to fully appreciate all that this property has to offer.

The well-presented accommodation briefly comprises an inviting Entrance Hall, a Lounge featuring a bay window overlooking the stunning Front Gardens, Kitchen, Dining Room with patio doors into the Rear Gardens, Three Spacious Bedrooms, and a Contemporary Family Bathroom. Externally, the front of the property boasts a Driveway providing ample off-road parking with a further Detached Garage. To the rear, you will find an impressive enclosed garden, perfect for outdoor relaxation and entertaining. The property also benefits from gas central heating and double glazing throughout.

Sychdyn village offers a range of amenities including a public house, a convenience store with a post office, Bryn Seion chapel, a horse riding school, and Sychdyn County Primary School. The nearby town of Mold is just a short distance away and is easily accessible via the local bus route. Mold offers a wider range of shops, schools, public houses, restaurants, doctors, vets, and recreational facilities, as well as the renowned Theatre Clwyd, which also features a cinema. This idyllic village setting combines the charm of rural living with convenient access to urban amenities, making it an ideal location for your new home.

Entrance Porch

Accommodation comprises via a Upvc double glazed door to the front with Upvc window to the side, tiled flooring within the porch with further wooden door with double glazed frosted windows to the side

Hallway

13'2" x 5'9" (4.03m x 1.76m)

A light and airy entrance to the property with wood effect laminate flooring, Upvc double glazed window to the side elevation, double panelled radiator, phone point, power sockets, ceiling light point, smoke alarm, thermostat controls and under stairs storage cupboard.

Stairs rise to the first floor accommodation.

Lounge

15'2" x 11'1" (4.63m x 3.39m)

A light and airy room featuring a large Upvc double glazed bay window to the front elevation overlooking the front gardens, electric fire set on a granite effect hearth with granite effect inset and mantel. Double panelled radiator, phone point, power sockets, textured and coved ceiling, ceiling light point with wooden effect laminate flooring.

Kitchen

10'0" x 7'8" (3.07m x 2.35m)

Housing a range of modern fitted wall, base and drawer units with wooden effect worktops over, stainless steel sink unit with matching drainer and mixer tap over. Intergrated electric oven with electric four ring hob and extractor fan set over, space for freestanding fridge/freezer, void and plumbing for washing machine, partiality tiles walls, wood effect laminate flooring, upvc double glazed window to the side elevation with top openers.

Opening into Dining Room.

Dining Room

10'6" x 9'4" (3.21m x 2.87m)

With Upvc double-glazed sliding doors that open to the rear garden, allowing natural light to flood in, creating a serene and inviting space. Double panelled radiator, wood effect laminate flooring, power points, and ceiling light points.

First Floor Accommodation

Landing

With upvc double glazed window to the side elevation, power points and ceiling light point.

Doors lead to all first floor accommodation.

Bedroom One

13'1" x 9'8" (3.99m x 2.97m)

With upvc double glazed window to the front elevation, storage cupboard, double panelled radiator and ceiling light point.

Bedroom Two

12'4" x 9'8" (3.77m x 2.96m)

Featuring a large upvc double glazed window to the rear elevation with top and side openers overlooking the stunning rear gardens. double panelled radiator, ample storage with shelving and ceiling light point.

Bedroom Three

8'8" x 7'4" (2.66m x 2.25m)

With loft access. Upvc double glazed window to the front elevation, double panelled radiator, textured ceiling and ceiling light point.

Bathroom

7'3" x 5'5" (2.21m x 1.67m)

A modern fitted three piece suite comprising of a panelled bath with taps over and benefiting from a mains shower and shower head attachment over. Pedestal wash hand basin with mixer tap over and low flush w.c. Chrome heated towel rail, tiled effect vinyl flooring, splash back tiling. Upvc double glazed frosted window the rear elevation with top openers.

Garden to the Rear

The garden features a predominantly laid-to-lawn landscape, adorned with a patio area ideal for al fresco dining and entertaining during the warmer months. Adding to its allure you will also find a detached garage with an up and over door. The garden's boundaries are elegantly defined by wood-panelled fencing, shrubs and mature hedging ensuring security making this the key feature to this charming property.

EPC Rating - D

Council Tax Band - D

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 Lauren Birch or Holly Peers 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

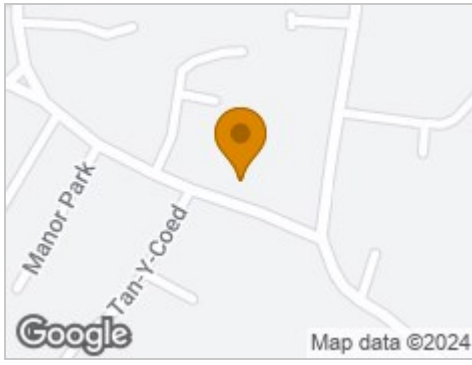
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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



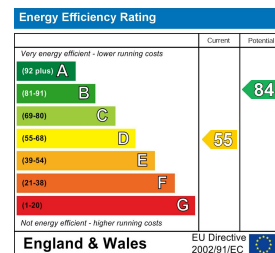
Floor Plan



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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