



16 Bryn Hyfryd

Sychdyn, CH7 6FB

O.I.R.O £280,000



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Property Description

Reid & Roberts Estate Agents proudly present this distinguished four-bedroom detached family home, situated within a charming village development. The property overlooks a picturesque open amenity area, providing a serene environment perfect for a growing family. Lovingly maintained over the years, this home features recent improvements such as a new heating system and provides additional opportunities to transform this house into a stunning and comfortable home that reflects your personal style and preferences.

The accommodation briefly comprises; an Entrance Hallway, Cloakroom, Open Plan Living Room/Dining Room, and Kitchen on the ground floor. The first floor comprises Four Double Bedrooms, one with En Suite Facilities, and a Family Bathroom. Externally, the property features a tarmac driveway with space for two vehicles and a mature rear garden, primarily laid to lawn, with a paved patio area ideal for Al Fresco dining.

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 tarmac driveway leading to the front Entrance.

Wooden door with glass inset leads into:

Entrance Hallway

4'7" x 2'9" (1.419m x 0.844m)

Offering a warm welcome to the home with double paneled radiator and textured ceiling.

Door leading into the lounge and further door leading into

Cloakroom

5'10" x 2'8" (1.781m x 0.836m)

Fitted with a two piece suite comprising of a low flush W.C and floating wash hand basin, sink unit with splashback tiling, double glazed leaded window to the side elevation, double panel radiator, textured ceiling and tiled flooring.

Lounge/Dining Room

23'9" x 11'1" (7.245m x 3.395m)

A substantial reception room perfect for family entertaining having leaded double glazed wooden window to the front elevation and sliding

wooden patio door to the rear elevation allowing an abundance of light to pour into the room. Feature open fire set on welsh slate with decorative hearth, two double panel radiators, telephone point, t.v aerial socket with stairs rising to the First Floor accommodation with storage cupboard beneath.

Kitchen

9'11" x 9'9" (3.024m x 2.992m)

Housing a range of wall and base units with complimentary worktops over, stainless steel one and a half bowl sink unit with mixer tap over and splash back tiles. Built in oven with four ring gas hob, space for fridge freezer and void and plumbing for washing machine. Double glazed window to the rear elevation, wooden door to the side elevation, tiled flooring, recessed spotlights and wall mounted alarm system.

Stairs From Lounge Rise To

Landing

With double glazed window to the side elevation, textured ceiling, built in airing cupboard with shelving, loft access point and doors leading to all first floor accommodation.

Bedroom One

11'10" x 10'5" (3.615m x 3.195m)

A double bedroom fitted with a large storage cupboard with hanging rail and shelving, double glazed leaded window to the front elevation, double panel radiator, telephone point and textured ceiling.

Door leading into:

En Suite

8'2" x 2'4" (2.492m x 0.734m)

Fitted with a two piece suite comprising a shower cubicle with glass privacy screen and wall mounted electric shower along with a pedestal sink unit. Frosted double glazed window to the side elevation, double panel radiator, tiled walls to dado height, wood effect laminate flooring and recessed spotlights.

Bedroom Two

10'11" x 9'4" (3.344m x 2.846m)

A double bedroom fitted with a large storage cupboard with hanging rail and shelving, double glazed leaded window to the front elevation, double paneled radiator and textured ceiling.

Bedroom Three

11'10" x 10'4" (3.624m x 3.160m)

Another double bedroom fitted with a large storage cupboard with hanging rail and shelving, double glazed window to the rear elevation, double panel radiator and textured ceiling

Bedroom Four

9'11" x 9'4" (3.036m x 2.860m)

Currently utilised as an office space but could easily fit a double bed with double glazed window to the rear elevation, double panel radiator and textured ceiling.

Bathroom

7'0" x 5'10" (2.156m x 1.790m)

Fitted with a three piece suite comprising a paneled bath with with mixer tap over and hand attachment for convenience, wash hand basin with gold fixtures and low flush W.C. Frosted double glazed window to the side elevation, double panel radiator, textured ceiling, tiled walls to dado height, wood effect laminate flooring and recessed spotlights.

Outside

Access to the property is facilitated by a tarmac driveway that offers off-road parking for two vehicles, complemented by a pathway along the side, which can be reached through a wooden gate. The rear garden features an array of established shrubs, bushes, and flowers, ensuring a significant level of privacy. Predominantly landscaped with a lush lawn, the garden also includes a gravel section and a paved patio, providing an ideal setting for outdoor dining during the warmer seasons.

Garage

18'0" x 8'9" (5.500m x 2.689m)

With up and over door, light and power and housing the combination boiler.

Council Tax Band F

EPC Rating C

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

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These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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

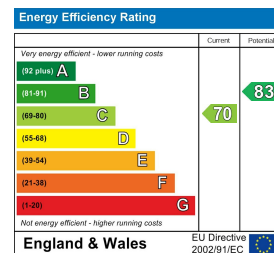


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Viewing

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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