



3 Ffordd Las

Sychdyn, Mold, CH7 6DU

O.I.R.O £260,000



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Property Description

Reid and Roberts are excited to present this delightful Detached Bungalow, located in the heart of the ever-popular village of Sychdyn. Offering a comfortable and practical layout, this two-bedroom property is brimming with potential, making it an ideal home for those looking to create something special, with the added bonus of no onward chain.

The bungalow is thoughtfully laid out, featuring a welcoming entrance porch and hallway, a generous lounge, and a separate dining room, providing ample space for both relaxation and entertaining. The modern fitted kitchen offers everything you need, while the two well-proportioned bedrooms provide a peaceful retreat. The bathroom is equipped with a four-piece suite, including a feature jacuzzi bath.

Externally, the property is complemented by a well-maintained and private rear garden, offering an ideal space for outdoor relaxation. The garden is enclosed with mature hedging and fencing and is mainly laid to lawn, with a convenient patio area perfect for al fresco dining. The rear garden provides both privacy and a tranquil atmosphere. To the front, a single garage and driveway offer convenient off-road parking, with additional space for several vehicles.

Situated in the village of Sychdyn, which offers a public house, a convenience store with post office, Bryn Seion Chapel, a riding school, and Sychdyn County Primary School, the property is also within easy reach of Mold town centre. Mold can be accessed via the local bus route and offers a wider range of shops, schools, public houses, restaurants, doctors, vets, and recreational facilities, as well as the acclaimed Theatre Clwyd, which also boasts a cinema.

Accommodation Comprises

Accessed via a mahogany Upvc double glazed door with frosted inset windows.

Entrance Porch

7'5" x 4'1" (2.272m x 1.259m)

Upon entering the property you will find a radiator and tiled flooring to complement the space, with a double-glazed window to the front elevation and a wooden casement door featuring glazed panels and windows to the side.

Reception Hallway

Accessed through a single-glazed front door with a side panel and front-facing window, the space features loft access, a radiator, and a

storage cupboard with a hanging rail.

A door leads through to the living room.

Living Room

14'10" x 11'10" (4.536m x 3.62m)

Featuring a lead-effect double-glazed bay window to the front elevation flooding the room with natural light, this space includes both single and double-panel radiators. A marble-effect fireplace with a wooden mantle, inset coal fire, and matching hearth.

Kitchen

9'10" x 10'9" (3.019m x 3.289m)

Equipped with a full range of wall and base units, complemented by sleek worktops and tiled splashbacks. Includes an inset electric oven with grill, void and plumbing for a washing machine, a wall-mounted extractor fan, and integrated fridge and freezer. Tiled flooring, a panelled radiator, and a double-glazed window to the rear elevation provide a practical and inviting finish, overlooking the garden.

Dining Room

18'1" x 9'5" (5.524m x 2.875m)

Featuring a panelled radiator, a double-glazed door to the side elevation, with feature double-glazed patio door, and a double-glazed window to the side elevation, this space is finished with laminate flooring and a coved ceiling. An archway provides a seamless transition into the kitchen.

Bedroom One

12'1" x 10'10" (3.703m x 3.309m)

A bright and airy room at the front elevation, featuring a double-glazed window and built-in wardrobes. The space also includes a panelled radiator and a decorative dado rail.

Bedroom Two

11'11" x 10'1" (3.637m x 3.09m)

Featuring built-in wardrobes, drawers, and a vanity mirror, this room also includes a single-panel radiator and a double-glazed window to the rear elevation, offering views of the patio area and garden.

Bathroom

Featuring tiled flooring and a panelled radiator, this space also features a frosted window to the side elevation. The modern white four-piece suite includes an enclosed shower unit, a Jacuzzi-style bath with a shower attachment, a low flush WC, and a wash hand basin. The room is finished with fully tiled walls, a panelled ceiling with inset spotlights, adding both style and functionality.

Tel: 01352 700070

Garage

Single garage with an up-and-over door at the front, providing convenient access.

Outside

At the rear elevation, you'll find a sun filled patio garden with a dedicated laundry area, framed by raised brick borders and seasonal planting. The space is bordered by a hedgerow and features fencing for added privacy, along with an external water tap for convenience. The garden is a perfect outdoor retreat.

EPC Rating - C

Council Tax Rating - E

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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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



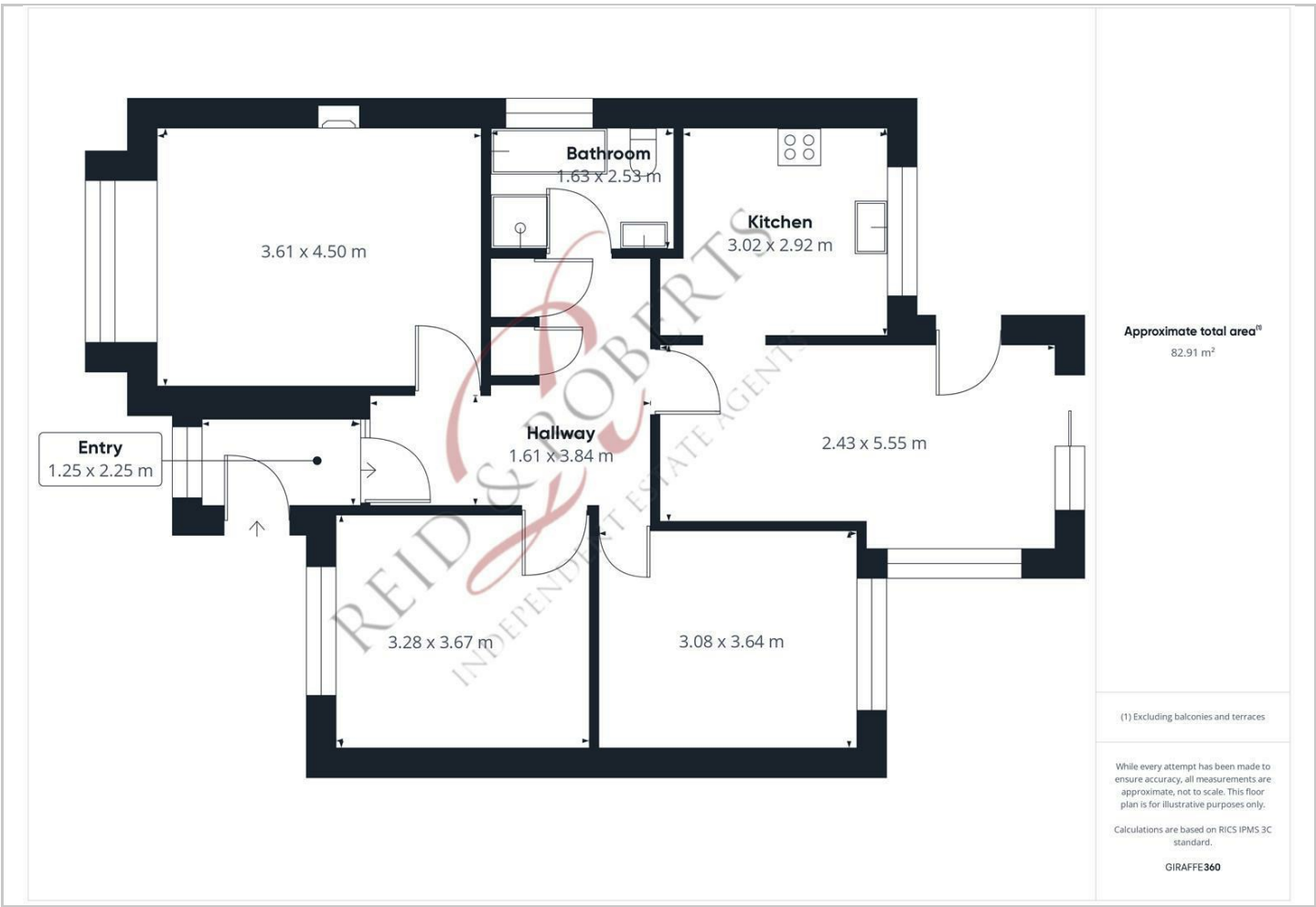
Hybrid Map



Terrain Map



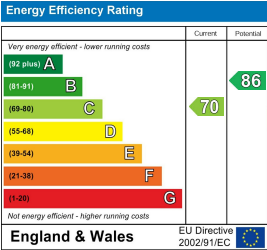
Floor Plan



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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