



2 Bronallt Cottages Duke Street

Sychdyn, Mold, CH7 6EY

Offers Over £195,000



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Property Description

Reid & Roberts Estate and letting agents are delighted to welcome to the market this quaint and characterful cottage situated down a private lane in the heart of Sychdyn. The property had been beautifully transformed by the current owners creating a modern home whilst still retaining a wealth of character throughout to include solid wooden flooring and original fireplaces in both reception rooms and bedrooms. This deceptively spacious home is perfect for both relaxing and entertaining, with a welcoming living room seamlessly flowing into a dining area designed for family gatherings. The true centerpiece of this property is the stunning, expansive rear garden—an ideal space for hosting guests or enjoying tranquil outdoor living. The garden also benefits from multiple sheds and outbuildings, offering ample storage or workshop opportunities.

In brief this cosy home comprises; Entrance Hallway, Lounge, Dining Room and Kitchen to the ground floor, with Two Bedrooms (both having built in cupboards) and bathroom comprising of a three piece suite. The property further benefits from double glazing throughout and a reliable combination boiler for efficient heating.

Situated in the sought-after village of Sychdyn, the property enjoys convenient access to local amenities, including a public house, a convenience store, a horse riding school, and Sychdyn County Primary School. The bustling market town of Mold is just a short distance away and easily accessible via a local bus route. Mold offers a broader range of shops, schools, public houses, restaurants, and healthcare facilities, as well as recreational venues such as Theatre Clwyd, which includes a cinema.

This delightful property is perfect for those seeking a blend of village charm and modern convenience. Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

Accommodation Comprises

The property is accessed via a wrought iron gate opening onto a paved pathway leading to the front entrance.

Wooden Door opens into:

Entrance Hallway

Upon entry, you are greeted by a welcoming hallway that sets the tone for the home, complete with stairs leading to the first-floor accommodation.

Door leads into.

Lounge

A cosy reception room that exudes warmth and character, highlighted by

the original fireplace, which serves as a charming focal point and creates a welcoming ambiance. The solid wooden flooring enhances the space's timeless appeal, while a double-glazed window to the front elevation allows an abundance of natural light to fill the room. Additional features include a double panel radiator and a TV aerial socket, ensuring both comfort and practicality.

Dining Room

A deceptively spacious reception room that seamlessly extends the living space, maintaining the home's charming character. The room features a fireplace recess accentuated by a solid oak beam, complemented by solid wood flooring for a cohesive and elegant finish. An understairs cupboard provides ample storage, while a double-glazed window to the rear elevation offers delightful views of the expansive rear garden. Additional features include a double panel radiator, as well as TV and phone sockets, ensuring the space is both functional and inviting.

Door opens into:

Kitchen

The kitchen seamlessly blends modern functionality with the property's charming heritage. Thoughtfully designed, it features a comprehensive range of wall and base units complemented by wood-effect work surfaces, a ceramic sink unit with a cottage-style mixer tap, and space for an electric oven with a built-in extractor hood. Additional features include space for a floor-standing fridge freezer, void and plumbing for a washing machine, and a cupboard housing the electricity meter and fuse box. Double-glazed leaded windows to the rear and side elevations flood the space with natural light. The kitchen is finished with partial wall tiling, wood-effect laminate flooring, and tasteful attention to detail throughout.

Upvc door to the side elevation leads to the rear garden.

Stairs from the hallway rise to:

Landing

The split-level landing provides access to all first-floor accommodation and includes a loft access point with a pull-down ladder for added convenience.

Bedroom One

A generously proportioned double bedroom that has been transformed into a stylish and modern space while retaining pockets of original character. Features include a charming original fireplace, a built-in cupboard with a fitted hanging rail and shelving, a double-glazed leaded window to the front elevation, a vertical cottage-style radiator, and a sloped ceiling that enhances the room's unique appeal.

Bedroom Two

Currently used as a nursery, this equally characterful second bedroom

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exudes charm. It includes an original fireplace, a double cupboard fitted with a hanging rail and shelving, an additional cupboard housing the combination boiler with built-in shelving, a double-glazed leaded window to the rear elevation, a single panel radiator, and a sloped ceiling that adds a cosy touch.

Bathroom

8'6" x 5'2" (2.6m x 1.59)

Beautifully designed with an impeccable finish, the bathroom boasts a high-quality three-piece suite. This includes a tiled enclosed bath with a mains overhead shower and adjustable hand attachment, a circular wash hand basin set within a vanity unit, and a low-flush WC. The space is completed with fully tiled walls, a cottage-style radiator with a built-in heated towel rail, wood-effect laminate flooring, recessed spotlights, and a double-glazed frosted window to the rear elevation.

Outside

The low-maintenance front garden is laid with slate chippings, bordered by a mature hedge, and includes a pathway leading to the front entrance. The expansive rear garden is truly impressive, offering a variety of outdoor spaces to enjoy. A courtyard area leads to a block-paved seating area and a raised paved terrace, featuring a brick-built barbecue—perfect for entertaining. A pathway leads to a brick-built garden shed and a well-maintained lawn bordered by mature plants and shrubs. The garden is enclosed with panel fencing on one side and a mature hedge on the other, ensuring privacy. Additional features include a paved seating area, a pebbled rockery, and stepping stones leading to another seating area and a second garden shed.

EPC Rating D

Council Tax Band 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

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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

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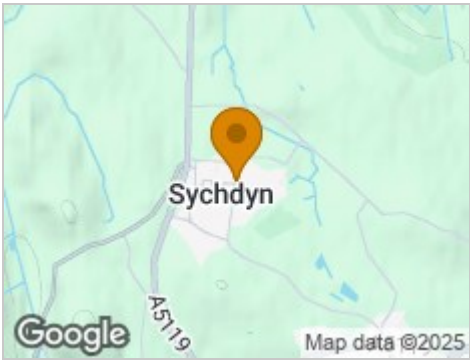
Road Map



Hybrid Map



Terrain Map



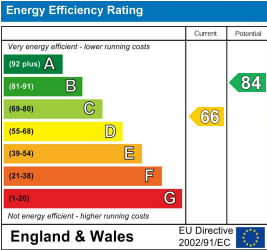
Floor Plan



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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