



## 6 Wood Street

Sandycroft, Deeside, CH5 2PL

£245,000

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## Accommodation Comprises

The property is approached via a charming wrought iron gate, opening onto a paved central pathway that leads directly to the front entrance.

## Entrance Hallway

Upon entering through a UPVC door with a decorative stained-glass inset, you are welcomed into the entrance hallway. The space features a textured and coved ceiling with a central ceiling light, a useful under-stairs storage cupboard, and access to the stairs leading to the first floor. It immediately sets the tone with a warm and welcoming feel.

## Kitchen

The kitchen is both bright and functional, offering a good range of base units with marble-effect worktops and soft-close high-gloss wall cupboards. A composite one-and-a-half bowl sink sits beneath a UPVC window with a front-facing view. The room includes space for an under-counter fridge and freezer, an electric oven, extractor hood, and has a second UPVC window and door providing direct access to the rear garden.

## Lounge

The lounge is a cosy and inviting space with a rustic log burner and oak mantle, offering a focal point for the room. With tiled flooring, a rear-facing UPVC window, and double panel radiator, it's a lovely spot for unwinding. The room also houses a cupboard with the combination boiler, fuse box, and electric meter, all neatly tucked away.

## Dining Room

Just off the hallway is a designated dining area, ideal for both family meals and entertaining. It features a double panel radiator and a coved ceiling, and provides an open-plan flow directly into the conservatory.

## Conservatory

The conservatory is a standout feature of the home – a large, versatile space flooded with natural light from the surrounding UPVC windows. Complete with an electric fireplace, TV aerial socket, and frosted double-glazed patio doors to the side, it's the perfect year-round space for entertaining or relaxing. Top-opening windows and a corrugated plastic roof help regulate the temperature in warmer months.

## Ground Floor Shower Room

Accessed via a stylish stable-style sliding door, the ground floor shower room is modern and well-finished. It is fitted with a three-piece suite including a walk-in shower with electric attachment, a

low-flush close-coupled WC, and a floating wash hand basin with a waterfall-style mixer tap. The room is finished with tiled walls to dado height and wood-effect flooring.

## Stairs From Hallway Rise To

## Landing

The stairs rise to a spacious L-shaped landing with a front-facing UPVC window, central ceiling light, and loft access. The layout leads to three well-proportioned bedrooms and the family bathroom.

## Bedroom One

The main bedroom is a generous double room with a peaceful rear-facing aspect. It includes built-in double wardrobes, a single panel radiator, textured and coved ceiling, and a central ceiling light.

## Bedroom Two

Also a comfortable double, the second bedroom benefits from a rear-facing UPVC window, built-in wardrobe with hanging rail, central ceiling light, and single panel radiator. It's a well-sized space ideal for a guest room or second family bedroom.

## Bedroom Three

The third bedroom is a spacious single room, though it could accommodate a small double bed if desired. It includes a built-in wardrobe with hanging rail, a front-facing UPVC window, coved ceiling, and radiator, making it a flexible space for a bedroom, nursery or home office.

## Family Bathroom

The bathroom is finished to a high standard, featuring a luxurious freestanding claw-foot bath with mixer tap, a pedestal sink, and low-flush WC. The marble-effect tiled walls rise to dado height, and the frosted side-facing UPVC window allows in plenty of natural light. The floor is also tiled for a sleek and timeless look.

## Outside

The rear garden is a wonderfully sunny and private space, perfect for entertaining or relaxing. It can be accessed via the kitchen or through a side gate off the driveway. A spacious concrete patio sits just outside the rear door, ideal for outdoor seating or dining. A central paved path separates two green spaces – one laid to lawn, and the other turfed. At the end of the garden is a gravelled section, currently used for bin storage, but easily adaptable for sheds or further seating. The entire garden is enclosed with wood panel fencing and bordered by mature shrubs and plants, creating a peaceful, low-maintenance retreat.

## EPC Rating D

Tel: 01352 700070

## Council Tax Band C

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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

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Road Map



Hybrid Map



Terrain Map



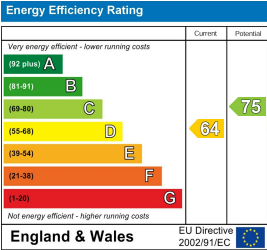
Floor Plan



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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