



## 9 New Brighton Road

Sychdyn, CH7 6EF

O.I.R.O £229,500



Reid & Roberts Estate and Letting Agents proudly present this stunning period property to the market, showcasing meticulous improvements and maintenance to an outstanding standard, making it 'move in ready'. The property exudes charm and character, with an expertly extended layout that includes a spacious kitchen and an additional third bedroom for added convenience. The exterior of the property is equally impressive, featuring a beautifully landscaped garden enclosed by picket fencing, providing a tranquil and serene setting perfect for unwinding and enjoying the outdoors.

The immaculate accommodation in brief comprises of Lounge, Dining Room and Kitchen/Breakfast Room to the Ground Floor with Two Double Bedrooms, extended Third Bedroom and family bathroom to the First Floor. Benefiting from Gas Central Heating and Double Glazing throughout.

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

Double glazed frosted door leading into the vestibule;

### Entrance Hallway

Offering a warm welcome to the property with tiled flooring, high ceilings and radiator;

Wooden doors leading off to;

### Living Room 12' x 11'11" (3.66m x 3.63m)

This delightful room features a double glazed picture window that allows ample natural light to flood in from the front of the property. Adding to its charm, the room also boasts a gas coal effect wood burner, nestled between two alcoves, creating a cozy and inviting atmosphere. The coved ceiling adds a touch of elegance along with double panel radiator.

### Dining Room 12'10 x 12' (3.91m x 3.66m)

Wooden panelled door leading into dining room. As you step inside, you'll notice the elegant chimney breast and a large double glazed window that offers a view of the rear elevation. The original door leads to a convenient understairs storage cupboard, along with double panel radiator.

### Kitchen 19'5" x 8'2" (5.92m x 2.51m)

This home features a spacious kitchen with a variety of wall and base units, complete with a large wooden worktop and beautifully tiled splashback. The kitchen also includes a Belfast sink and mixer tap, as well as a wall-mounted gas fired boiler. The centerpiece of the kitchen is a gas range cooker with an oversized extractor above it. The flooring is tiled and there is a radiator for added comfort. Additionally, there is void and plumbing for a washing machine and fridge freezer. The double glazed windows on the side offer a lovely view of the garden, and a double glazed door leads to the rear porch area and the garden beyond.

### Stairs From Hallway Rise To

### Landing

The stairs lead up to the dual direction landing, with the high ceiling, loft access, storage cupboard, double panel Radiator. Wooden and panelled doors lead off to all rooms;

### Bedroom One 15'7 x 11'11" (4.75m x 3.63m)

Spacious room with plenty of room for wardrobes and other bedroom furniture. Double glazed window facing the front elevation and featuring a high coved ceiling and a radiator for added comfort.

### Bedroom Two 12'10 x 9'5" (3.91m x 2.87m)

This spacious double bedroom offers plenty of room for a large double wardrobe and other bedroom furnishings. The room features a double glazed window overlooking the rear of the property, as well as a radiator for added comfort.

### Bedroom Three 8'10 x 7'10 (2.69m x 2.39m)

The current function of this room is as a guest room and dressing room, featuring a double glazed window on the side that offers a pleasant view of the garden. The room is characterized by its bright and airy ambiance, further enhanced by the presence of a radiator that ensures a comfortable temperature.

### Family Bathroom

Fitted with a four piece suite comprising of a panelled bath, separate shower cubicle with mains shower head above, pedestal sink unit and low flush W.C. Partial wall tiling, tile effect laminate flooring and frosted double glazed window to the side elevation.

### Outside

The property and its garden are separated by a driveway that is exclusively owned by the property itself. This driveway serves as a shared access point for the neighboring properties.

Within the garden, there is a delightful patio area adorned with an elegant arbour, providing a charming space for relaxation and outdoor gatherings. A gravel pathway gracefully winds through the garden, leading to a garden shed that offers convenient storage. The garden is completely enclosed by sturdy timber and picket fencing, ensuring privacy and security. In addition to the patio and pathway, there is a lush lawn area surrounded by an array of seasonal plants and mature shrubs, creating a picturesque and vibrant atmosphere.

### 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 Rachel Forrester 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

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.

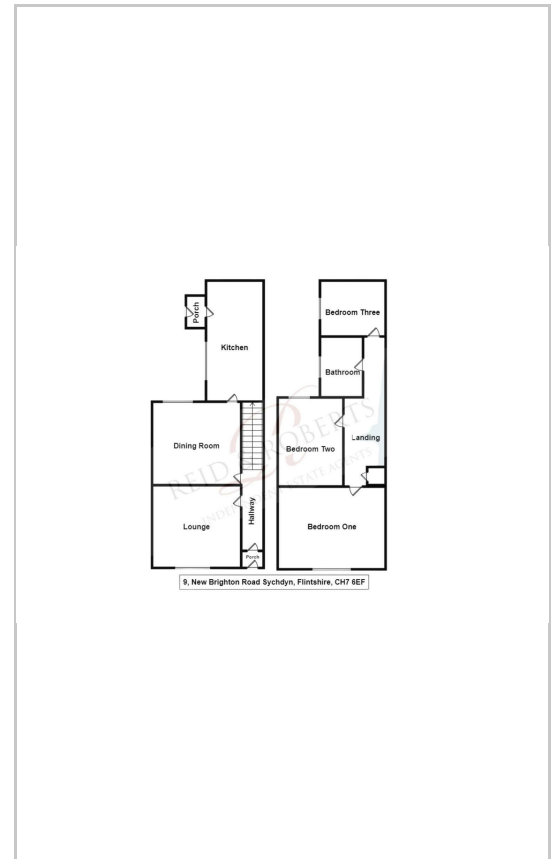
### Viewings

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.

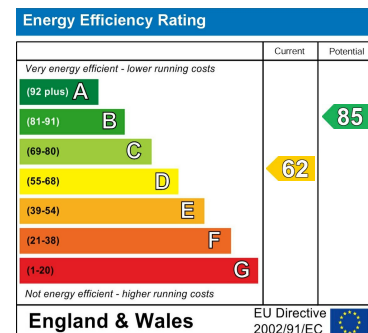
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Chester Street, Mold, Flintshire, CH7 1EG

Tel: 01352 700070 Email: mold@reidandroberts.com reidandroberts.com