



3 Tai Hydref, Sychdyn

Mold

£550,000

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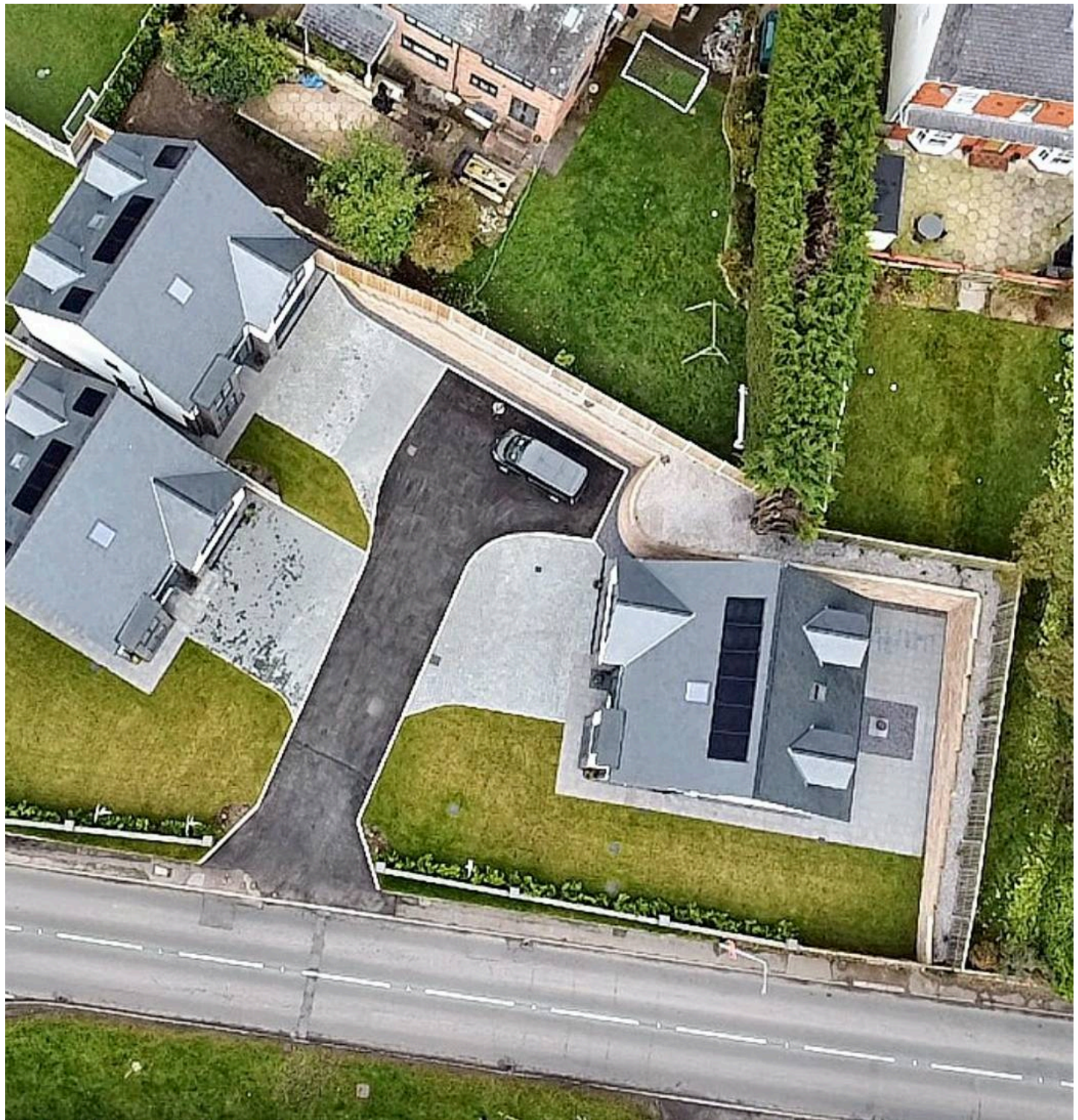
Sychdyn, Mold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G





Entrance Hallway

A bright and welcoming hallway with tiled floor warmed with underfloor heating, solid oak doors opening to the home office, downstairs cloakroom, a spacious understairs storage cupboard and the kitchen/family room. A solid wood with toughened glass feature staircase leads to the first and second floors

Home Office

8' 10" x 7' 7" (2.69m x 2.31m)

A very bright room with floor to ceiling PVC double glazed box bay window to the front aspect, carpeted and warmed with underfloor heating

Downstairs Cloakroom

A modern suite comprising a close coupled WC and wall mounted wash hand vanity unit with cupboards under, tiled floor warmed by under floor heating

Kitchen / Family Room

30' 0" x 15' 1" (9.14m x 4.60m)

A stunning and grand kitchen family room spanning 30ft with large tiled floor, trifold PVC double glazed door which opens to allow the indoor to become the outdoor, two further floor to ceiling PVC double glazed windows which invite a vast amount of natural light. The kitchen area has a high end Hillarys fitted kitchen which incorporates a marble worktop with matching splash backs, full length integrated fridge and full length integrated freezer, and inset induction hob with separate built in eye level Neff oven, plus a large island with marble worktop integrated dishwasher plumbed in under, a sunken stainless steel sink with mixer tap and further cupboards under. A solid oak door opening to the utility room

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)

Marble worktop with matching splashbacks and a sunken stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, wall and base units, tiled floor, obscure PVC double glazed door opening to the side garden

First Floor Landing

Full carpeted with wall mounted radiator, PVC double glazed window to the front aspect, solid oak doors opening to the lounge family bathroom and bedrooms one, two and five

Lounge

19' 0" x 13' 0" (5.79m x 3.96m)

A bright and spacious room with a stunning chapel style ornate PVC double glazed window to the front, carpeted and warmed with wall mounted radiator

Bedroom Five

12' 9" x 7' 6" (3.89m x 2.29m)

PVC double glazed box bay window to the front aspect, wall mounted radiator and carpeted floor

Family Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

A modern suite comprising a panelled bath, vanity wash hand basin with cupboards under and an enclosed WC, tiled floor and part tiled walls, PVC obscure double glazed window to the side

Bedroom One

15' 0" x 11' 8" (4.57m x 3.56m)

A bright room with PVC double glazed window to the rear aspect and obscure PVC floor to ceiling window to the side, wall mounted radiator, carpeted floor, solid oak door to the ensuite bathroom



Ensuite

A modern high end suite comprising a double shower cubical with power shower and sliding glazed door, close coupled WC and vanity wash hand basin with cupboards under, tiled floor and part tiled walls, obscure PVC double glazed window to the rear

Bedroom Two

15' 0" x 11' 8" (4.57m x 3.56m)

PVC double glazed window to the rear, wall mounted radiator and carpeted floor

Second Floor Landing

Solid oak doors opening to the bedrooms three and four and bathroom, wall mounted radiator, carpeted floor, velux roof window

Bedroom Three

19' 7" x 13' 0" (5.97m x 3.96m)

PVC double glazed box bay window to the rear aspect, carpeted floor, wall mounted radiator

Bedroom Four

19' 7" x 10' 10" (5.97m x 3.30m)

PVC double glazed box bay window to the rear aspect, carpeted floor, wall mounted radiator

Bathroom

A modern suite comprising a corner shower cubical with power shower, close coupled WC and circular wash hand basin with mixer tap with granite worktop and cupboards under, part tiled walls, tiled floor, velux window to the rear



FRONT GARDEN

A front garden with a lawned area offering access to the wrap around garden

REAR GARDEN

A large enclosed area laid to decorative patio with high walls and timber fencing allowing complete privacy, a perfect spot to entertaining

GARDEN

There is a large lawned area wrapped around the property that could be enclosed to offer a great sized garden laid to lawn with newly planted fast growing shrubs and timber fencing surround, outside tap

DRIVEWAY

3 Parking Spaces

A large driveway with access to circa 3 vehicles to the front of the property

GARAGE

Single Garage

An 18ft 5 x 12ft 5 garage accessed via an electronic roller shutter door, plus additional side pedestrian access, power points and lights





If you would like to arrange a viewing, please contact

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