



1 Tai Hydref, Sychdyn
Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£550,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

1 Tai Hydref

Sychdyn, Mold

Council Tax band: G

Tenure: Freehold

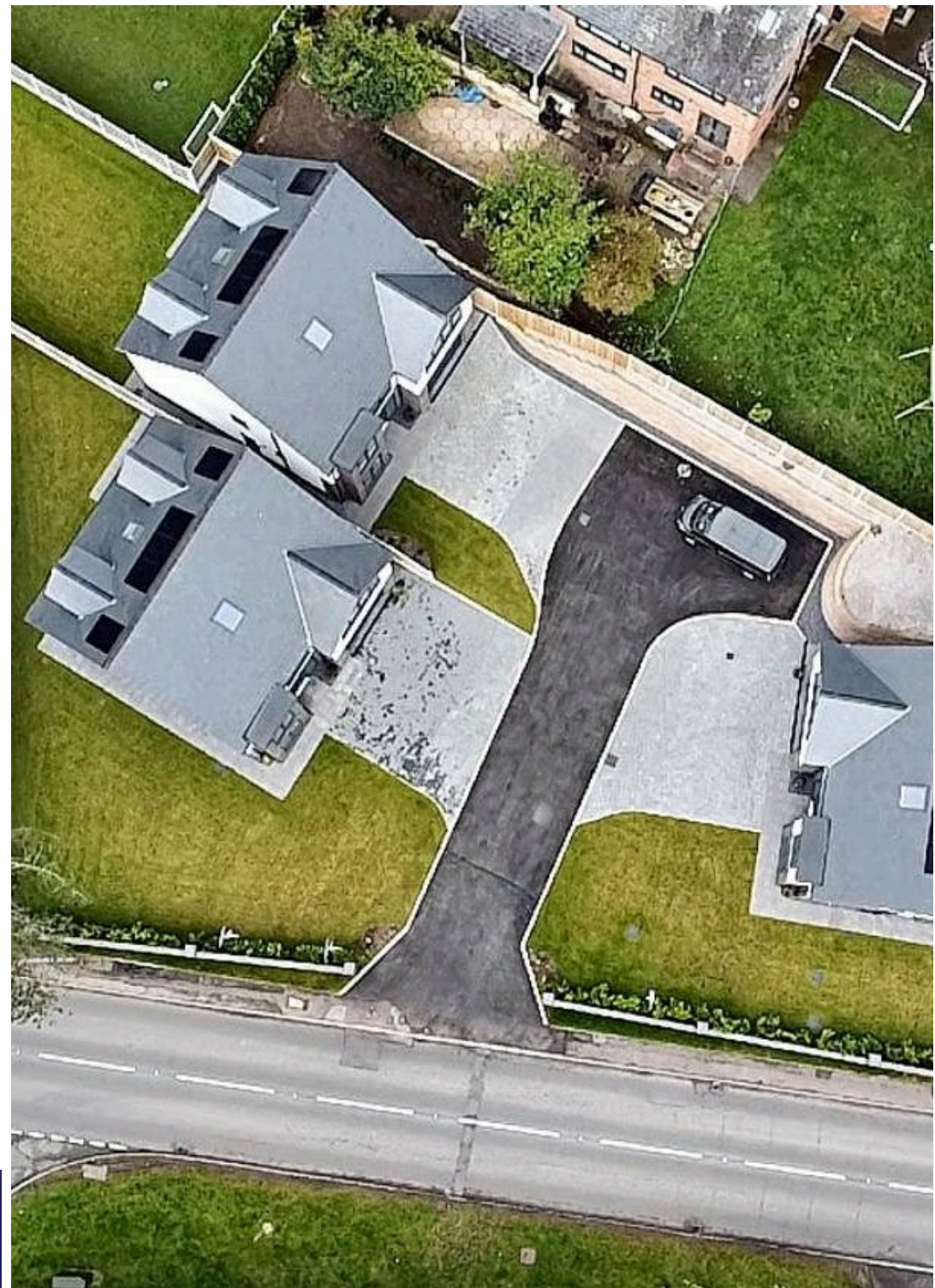
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- CHAIN FREE, LEGAL PACK AVAILABLE
- 5 BEDROOMS
- DETACHED HOUSE
- SMALL NEW BUILD DEVELOPMENT
- THREE STOREYS
- GARAGE AND OFF ROAD PARKING
- FULL NHBC
- UNDERFLOOR HEATING AND CENTRAL HEATING
- SOLAR PANELS
- 30FT HIGH END KITCHEN / FAMILY ROOM
- INTEGRATED APPLIANCES, GRANITE ISLAND AND FULL SIZED FRIDGE AND FREEZER


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Entrance Hallway

A welcoming hallway with tiled floor warmed with underfloor heating, solid oak doors opening to the home office, downstairs cloakroom, under stairs storage cupboard and kitchen/family room, solid oak stairs with glass feature leading to the first floor

Home Office

8' 1" x 7' 7" (2.46m x 2.31m)

A fantastic home office offering ample natural light via the floor to ceiling PVC double glazed window to the front and carpeted floor heating via underfloor heating

Wash Room

A modern suite comprising a close coupled WC and wall mounted wash hand basin with cupboards under, tiled floors warmed via underfloor heating

Kitchen/Family Room

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

A fantastic family space/entertaining space with a high end Hillary fitted kitchen comprising stylish wall, drawer and base units, a quartz worktop with matching splashbacks, inset induction hob, separate built in eye level oven, full sized integrated fridge and freezer, large island with quartz worktop with sunken stainless steel sink unit with mixer tap, cupboards under and integrated dishwasher. Tiled floor heating with underfloor heating, two PVC double glazed windows to the rear garden, tri fold PVC door which opens fully to allow the garden and family room to become one fantastic open plan space. solid oak door to utility room



Utility

Quartz worktop with sunken stainless steel sink unit with mixer tap, wall and base units, plumbing for washing machine and space for tumble dryer, obscure PVC door opening to the side

First Floor Landing

Large PVC double glazed window to the front flooding the landing with natural light, carpeted floor, solid oak doors to the lounge, bedrooms one, two and five, family bathroom and storage cupboard

Lounge / Family Room

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

A stunning chapel style PVC double glazed window to the front aspect offer a wonderful focal point, carpeted floor, wall mounted radiator

Family Bathroom

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

Bedroom One

15' 10" x 11' 8" (4.83m x 3.56m)

PVC double glazed window to the rear, carpeted floor, wall mounted radiator, solid oak door opening to the ensuite

Ensuite

A modern and style suite comprising a double shower cubical with power shower and glazed door, vanity wash hand basin with enclosed cistern WC, tiled floor and part tiled walls, wall mounted towel radiator, obscure PVC double glazed window to the rear



Bedroom Two

15' 10" x 11' 8" (4.83m x 3.56m)

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

Second floor landing

A large velux window to the front, solid oak door to bedrooms three and four and bathroom, carpeted floor and wall mounted radiator

Bedroom Three

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

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

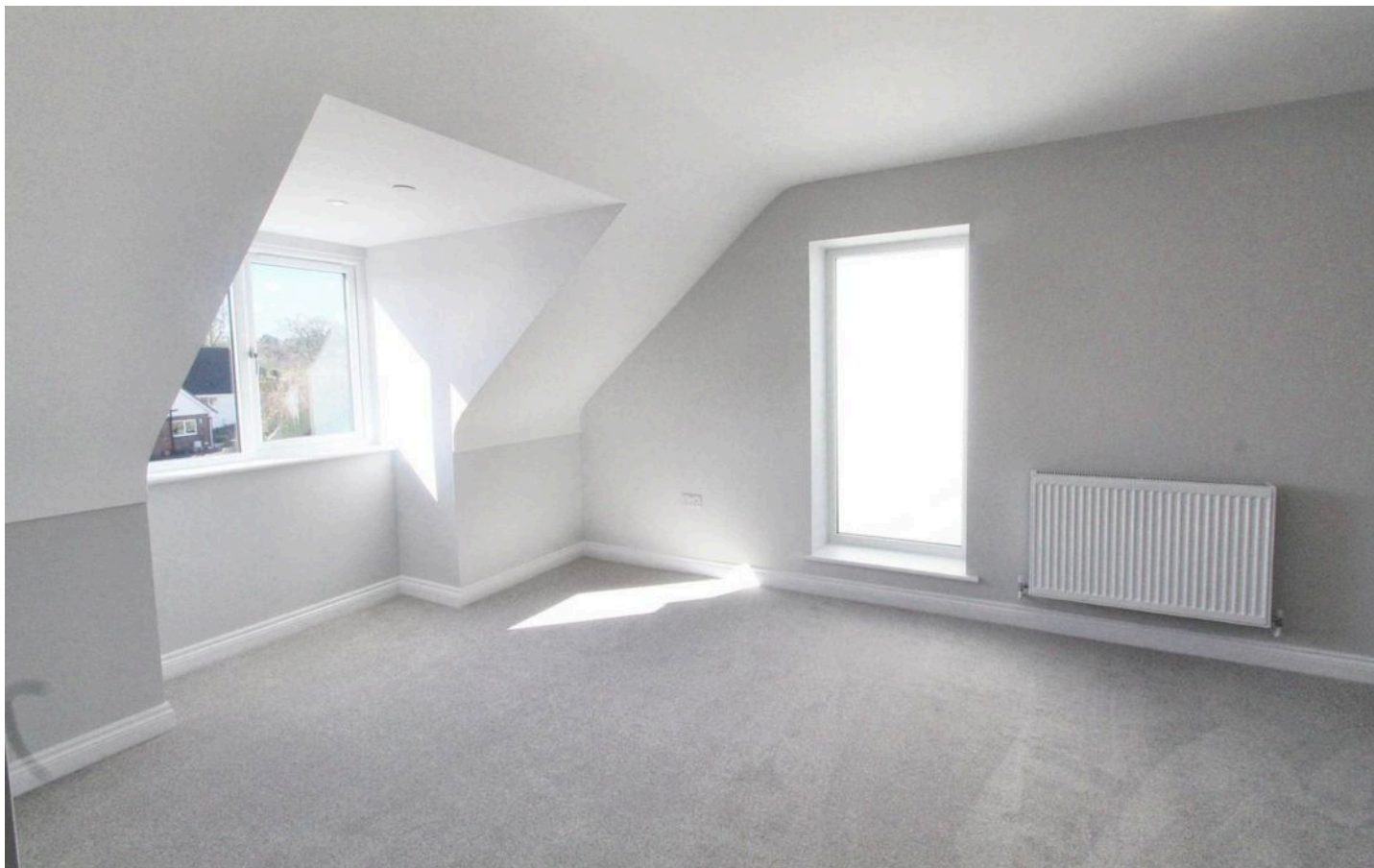
Bathroom

A stylish suite comprising a walk in shower cubical with power shower, close coupled WC and circular wash hand basin with quartz worktop with cupboards under, tiled floor, velux window to the rear, wall mounted radiator

Bedroom Four

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

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





GARDEN

A large wrap around garden laid to lawn with timber fencing surround and newly planted trees, outside tap

REAR GARDEN

An enclosed rear garden laid to lawn with a patio area and timber fencing surround

GARAGE

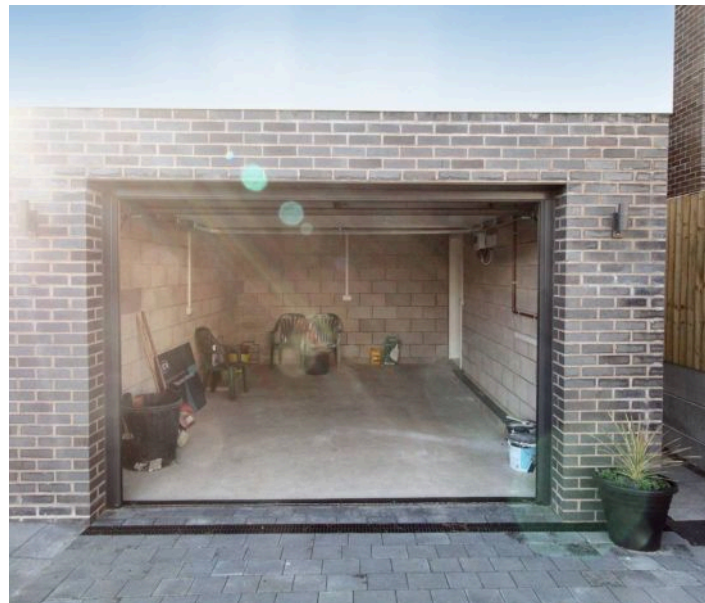
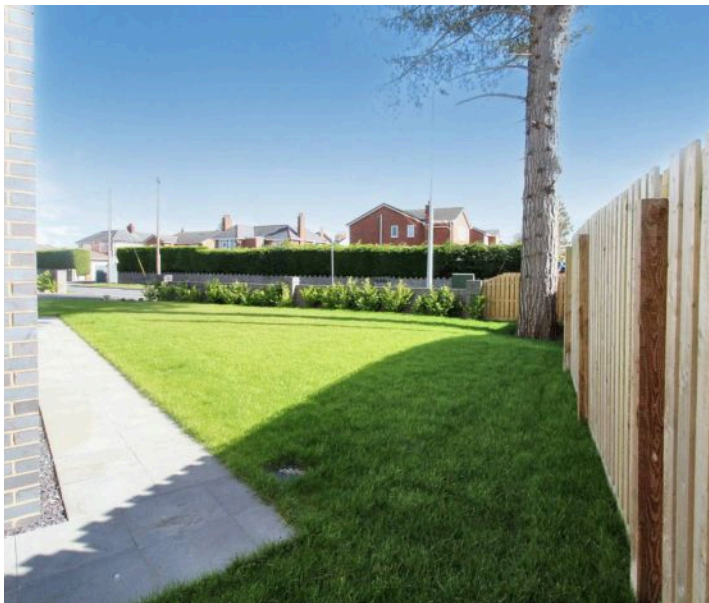
Single Garage

A large garage accessed via an electric roller shutter door, power points and lights, pedestrian access to the side via a PVC obscure glazed door

DRIVEWAY

3 Parking Spaces

A driveway with off road parking for circa 3 vehicles








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