



Maes Gruffydd

Sychdyn


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£210,000**

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

9 Maes Gruffydd

Sychdyn, Mold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- CHAIN FREE
- 3 BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR 3 VEHICLES
- SET AT THE HEAD OF A QUIET CUL DE SAC
- PERFECT FIRST HOME OR FAMILY HOME
- EXCELLENT ACCESS TO MOLD, NORTHOP VILLAGE AND A55
- DESIRABLE LOCATION
- 17ft KITCHEN/DINER PLUS PANTRY
- NEW BOILER FITTED 2025



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Entrance Hallway

Accessed via a composite door with wall mounted radiator, wood laminate floor, stairs to the first floor, wood panelled door to the lounge

Lounge

14' 6" x 13' 3" (4.42m x 4.04m)

PVC double glazed window to the front, wall mounted radiator, wall mounted gas fire with mantle, wood laminate floor, door to the kitchen/diner

Kitchen/Diner

17' 0" x 9' 9" (5.18m x 2.97m)

A range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit, space for a fridge freezer, plumbing for washing machine, space for an oven, two PVC double glazed windows to the rear, obscure PVC double glazed door opening to the rear garden, wall mounted radiator, wooden door opening to an understairs pantry cupboard with power points and lights

First Floor Landing

Doors to bedrooms and bathroom, wall mounted radiator, access to roof space



Bedroom One

14' 6" x 10' 7" (4.42m x 3.23m)

PVC double glazed window to the front aspect, wall mounted radiator, built in cupboards

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)

PVC double glazed window to the rear with field views, wall mounted radiator

Bathroom

5' 7" x 6' 0" (1.70m x 1.83m)

A fitted suite comprising a panelled bath with electric shower plumbed in over, close coupled WC and pedestal wash hand basin, tiled walls, obscure PVC double glazed window to the rear





GARDEN

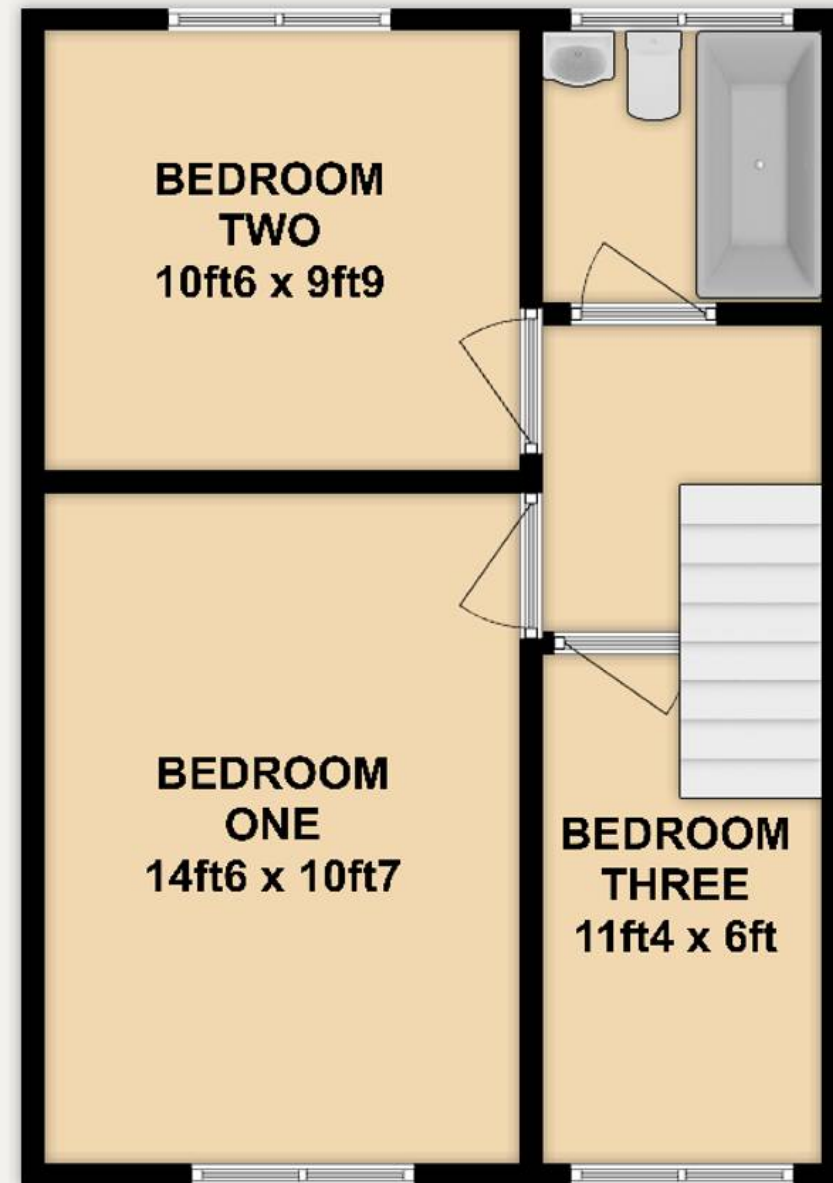
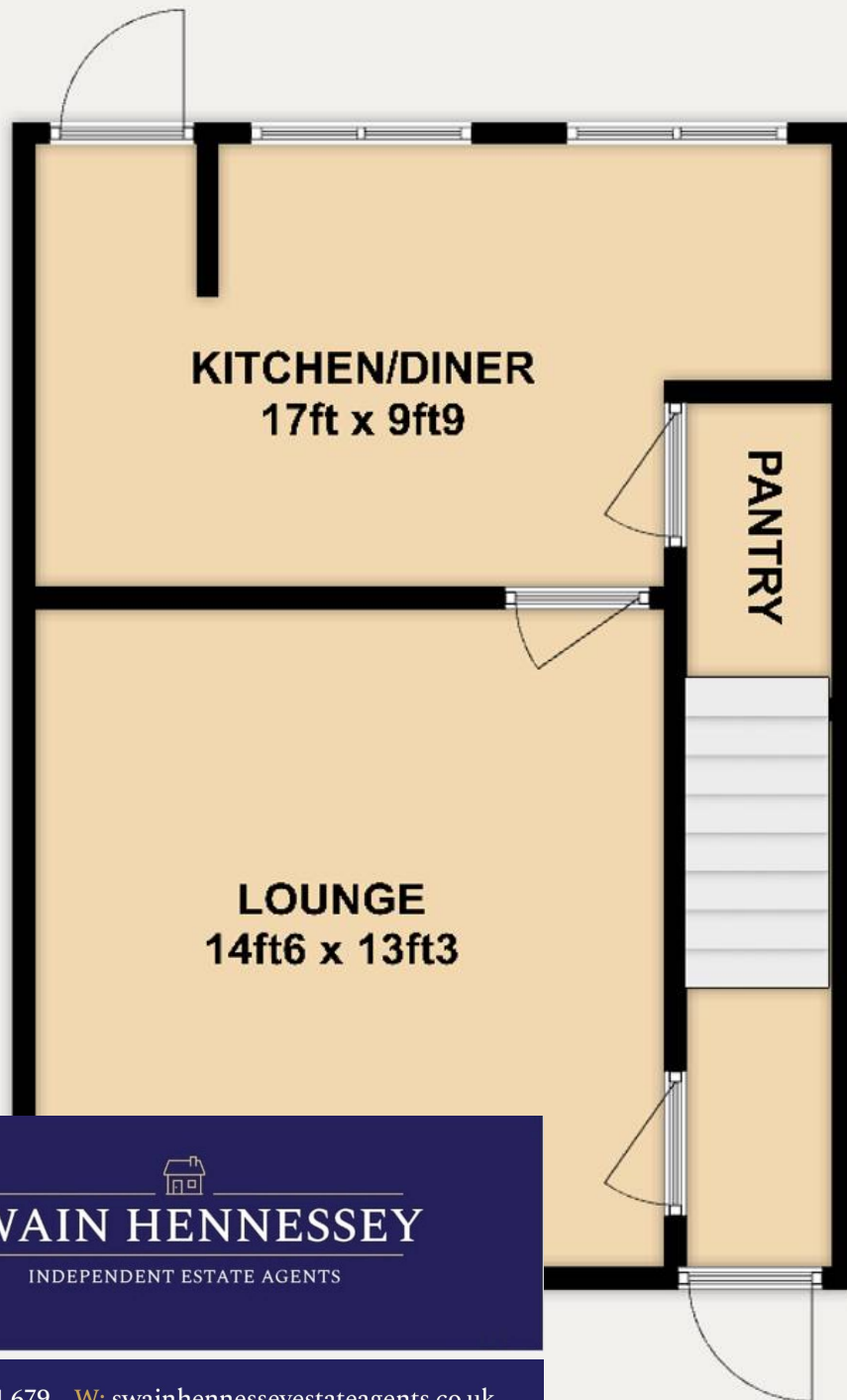
Low maintenance garden with timber fencing surround, patio area, decorative pebbles, timber storage shed and access to the front via a timber gate with outside tap

DRIVEWAY

3 Parking Spaces

A spacious driveway to the front with off road parking for circa 3 vehicles






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To arrange a viewing please contact

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