



Bryn Hyfryd, Sychdyn

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£375,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

# 10 Bryn Hyfryd

Sychdyn, Mold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 5 BEDROOM EXTENDED DETACHED HOUSE
- LARGE 24FT X 20FT OPEN PLAN KITCHEN/DINER
- LOW MAINTENANCE AND PRIVATE REAR GARDEN
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WC
- OFF ROAD PARKING FOR CIRCA 4 VEHICLES
- SET IN A QUIET CUL DE SAC IN SYCHDYN
- EXCELLENT ACCESS TO LOCAL AMENITIES AND SCHOOLS
- CHAIN FREE



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### Entrance Hallway

Accessed via a composite door with wood laminate floor, door to downstairs wash room, door to bedroom five, door to lounge and stairs to the first floor

### Wash Room

A modern suite comprising a low level WC and vanity wash hand basin with cupboards, part tiled walls, wall mounted chrome towel radiator, obscure PVC double glazed window to the front

### Bedroom Five

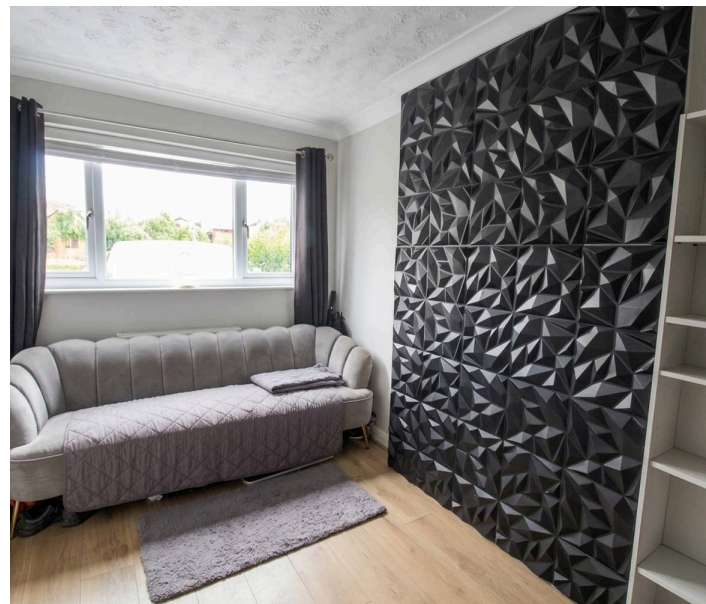
11' 6" x 8' 5" (3.51m x 2.57m)

Originally a garage, renovated by the previous owners as an additional bedroom or home office with wood laminate floor, PVC double glazed window to the front, wall mounted radiator, door to utility

### Lounge

12' 0" x 11' 10" (3.66m x 3.61m)

PVC double glazed window to the front, wood laminate floor, dual fuel log burner with reclaimed wooden mantle, wall mounted radiator, opening to the large kitchen/family room



### **Kitchen/Diner**

23' 8" x 20' 0" (7.21m x 6.10m)

A fantastic bright and spacious centre point of the property with a modern kitchen comprising a range of wall, drawer and base units, integrated dish washer, space for a range oven with extractor hood over, space for large American style fridge freezer, inset sink unit with miser tap, Island with cupboards under, wood laminate floor, door to the utility, PVC double glazed door opening to the side, PVC double glazed window to the side, three Velux roof windows flooding the room with natural light. The dining area has PVC double glazed French doors opening to the rear garden, wall mounted radiator and wood laminate floor

### **Utility**

8' 5" x 6' 8" (2.57m x 2.03m)

Plumbing for washing machine, space for a tumble dryer, base unit and worktop, tiled splashback, wood laminate floor, door opening to bedroom five/home office

### **First Floor Landing**

Doors to bedrooms and bathroom, access to the roof space

### **Bedroom One**

15' 7" x 8' 5" (4.75m x 2.57m)

PVC double glazed window to the front, wall mounted radiator, a large range of fitted wardrobes and overhead cupboards, door to ensuite

### **Ensuite**

6' 8" x 6' 0" (2.03m x 1.83m)

A modern suite comprising a walk in shower, pedestal wash hand basin and low level WC, part tiled walls, obscure PVC double glazed window to the front, wall mounted chrome towel radiator



**Bedroom Two**

12' 2" x 10' 5" (3.71m x 3.18m)

PVC double glazed window to the front, wall mounted radiator, door opening to an airing cupboard

**Bedroom Three**

10' 9" x 8' 7" (3.28m x 2.62m)

PVC double glazed window to the rear, wall mounted radiator

**Bedroom Four**

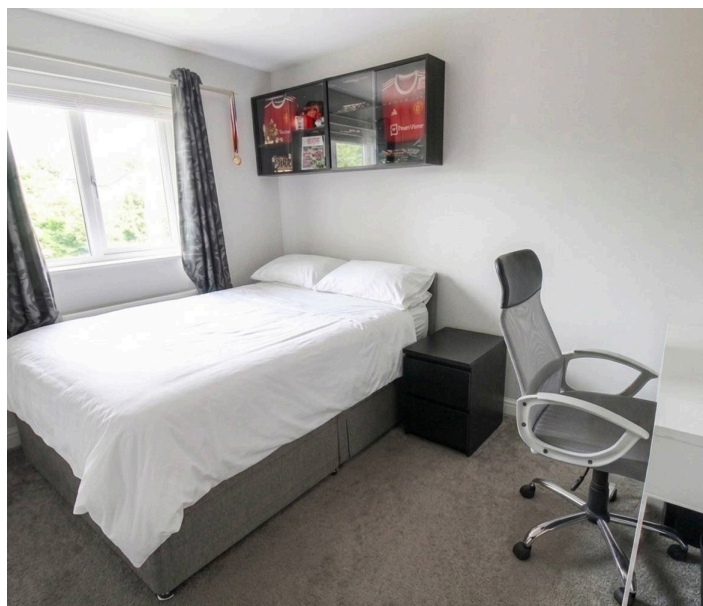
8' 5" x 8' 0" (2.57m x 2.44m)

PVC double glazed window to the rear, wall mounted radiator

**Family Bathroom**

6' 5" x 5' 5" (1.96m x 1.65m)

A modern suite comprising a curved bath, pedestal wash hand basin and close coupled WC, part tiled walls, obscure PVC double glazed window to the rear, wall mounted towel radiator





#### **REAR GARDEN**

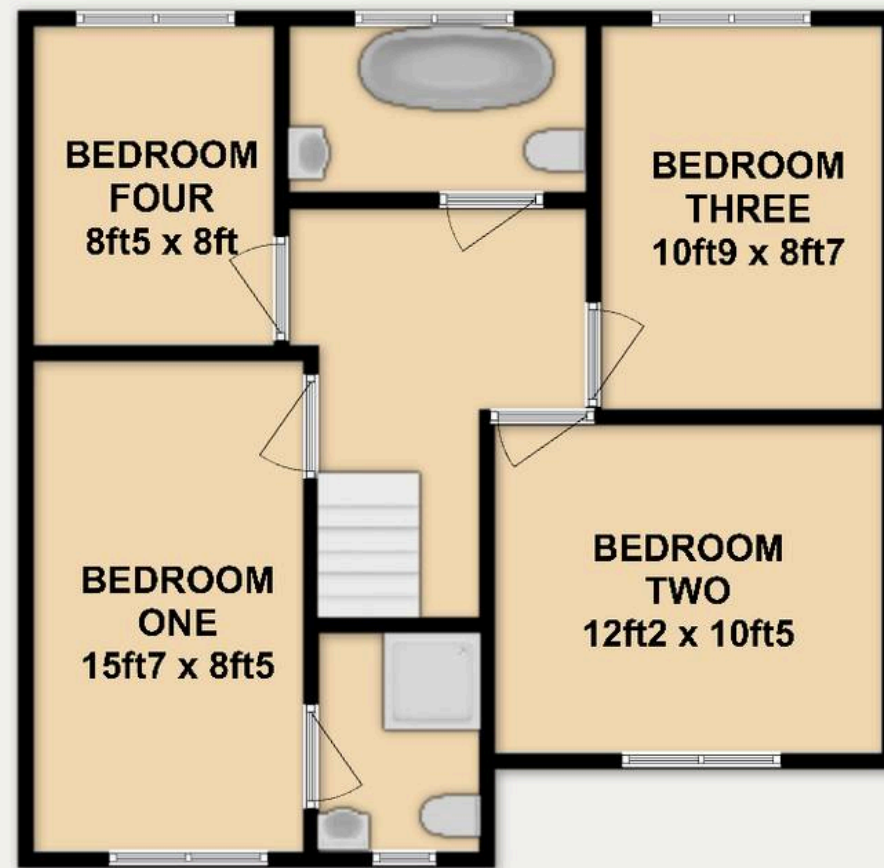
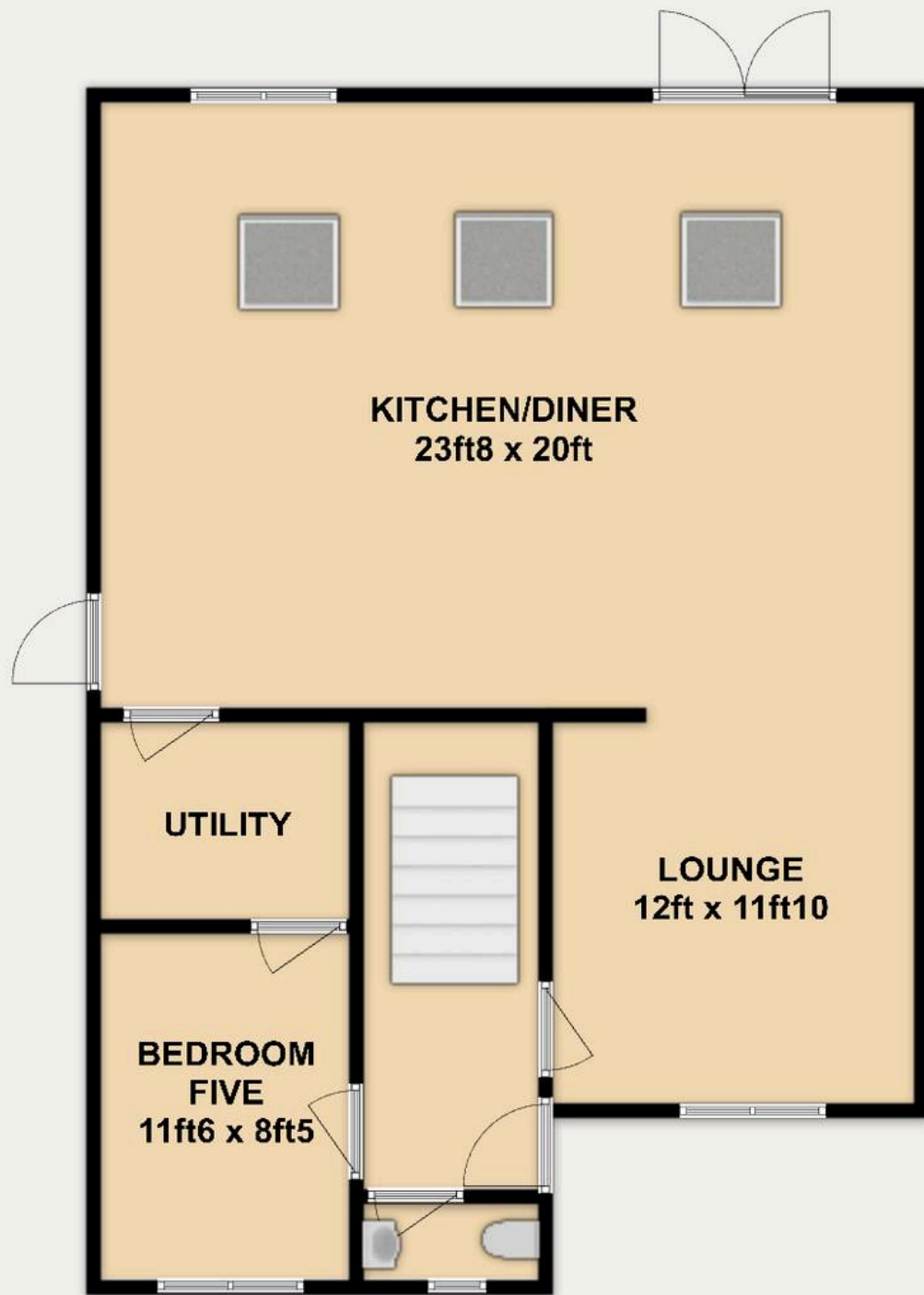
A low maintenance garden laid to artificial lawn with timber fencing surround, a private garden with established trees beyond the boarder, paved pathway and access to the front via timber gates, outside tap and power points

#### **DRIVEWAY**

4 Parking Spaces

At the front of the property is hardstanding offering off road parking for 3-4 vehicles







# SWAIN HENNESSEY

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To arrange a viewing please contact

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