

Offa Bank Wats Dyke Way, Sychdyn, Mold, CH7 6DX





Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: 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.

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.





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Offa Bank Wats Dyke Way **Price**
Sychdyn, Mold,
CH7 6DX **£375,000**

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Occupying a prime position on Offa Bank, adjacent to the historic Offa's Dyke Path, the property enjoys a picturesque setting with immediate access to countryside walks, whilst remaining just a short distance from the thriving market town of Mold and its excellent selection of shops, schools and amenities.

Extending to approximately 1,378 sq ft, the well-proportioned accommodation has been finished to a high standard throughout and offers a versatile layout. Character features sit effortlessly alongside stylish contemporary finishes, with elegant reception rooms, a beautifully appointed kitchen, four generous bedrooms and well-designed bath and shower rooms providing comfortable accommodation for growing families.

Externally, the property continues to impress with attractive gardens and off-road parking, offering excellent outdoor space for relaxing, entertaining and family enjoyment.

Combining timeless character, quality finishes and an enviable village location, this charming home presents a rare opportunity to acquire a distinctive family residence in one of Flintshire's most desirable settings.

Summary



Occupying an enviable position within the desirable village of Sychdyn, this beautifully presented detached family home offers a perfect balance of contemporary living and countryside charm. Situated on the prestigious Offa Bank, adjacent to the renowned Offa's Dyke Path, the property enjoys an idyllic setting with easy access to scenic walks, whilst remaining conveniently close to Mold and its excellent range of amenities.

Finished to a high standard throughout, the home seamlessly combines stylish modern interiors with characterful features, creating a warm and welcoming atmosphere. The spacious and versatile accommodation includes beautifully appointed reception rooms, a stunning open-plan kitchen designed for modern family living, four well-proportioned bedrooms and stylish bath and shower rooms.

Externally, the property benefits from off-road parking and attractive gardens, providing an ideal space for outdoor entertaining and family enjoyment.

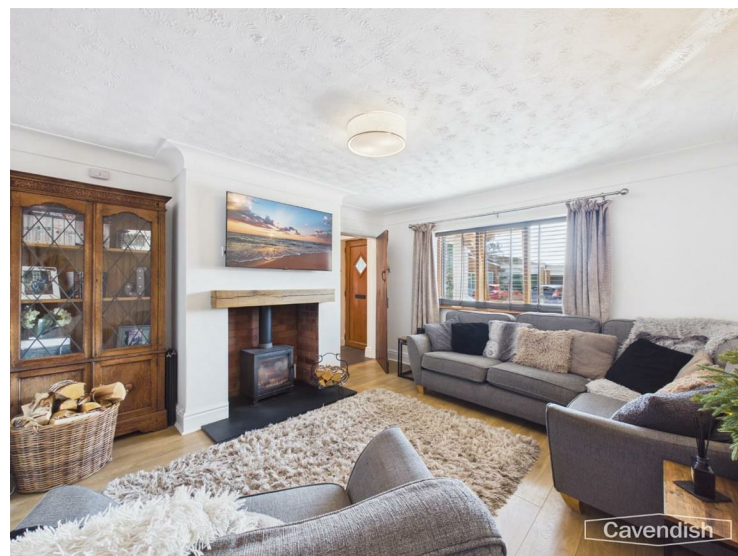
Offering generous accommodation, quality finishes and an outstanding village location, this impressive home presents a rare opportunity to acquire a property perfectly suited to modern family life in one of Flintshire's most desirable locations.

Entrance Hall



The property is entered via an attractive pitched roof porch with a green uPVC entrance door. Inside, the welcoming porch features slate flooring, a circular feature window, built-in seating with storage and a wood-effect internal door leading into the main accommodation.

Living Room



The living room is warm and inviting, centred around a striking log-burning stove set on a slate hearth with an impressive oak beam over. A window to the front elevation provides natural light, whilst wood-effect flooring completes the room.

External



To the front, the property enjoys attractive kerb appeal with off-road parking for one vehicle and convenient access to the rear garden.

To the rear lies a beautifully landscaped, enclosed walled garden, thoughtfully designed with family living and entertaining in mind. Predominantly laid to lawn, the garden features a delightful patio area beneath a timber pergola, creating the perfect setting for al fresco dining and summer gatherings. A sunny decked seating area provides an additional space to relax and enjoy the peaceful surroundings, making this a wonderful extension of the home for families and those who love to entertain.



Directions

From the Agent's Mold office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit, and upon reaching the traffic lights next to County Hall turn left signposted for Sychdyn / Northop. Follow the road up the hill and into Sychdyn and take the second right hand turning, opposite the Cross Keys pub, onto Vownog, proceed past the children's play area on the left and take the second left hand turning thereafter into Vownog Newydd. Take the first right onto Wats Dyke Way, whereupon the property can be found on the left hand side.

Tenure

Understood to be Freehold

Council Tax

Flintshire County Council - Tax Band F

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £54 per property for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Bedroom Three



Bedroom Three enjoys a front-facing window and features attractive panelled walls, accessed via a beautiful original wooden door.

Bedroom Four



Bedroom Four offers flexibility as a bedroom, nursery or home office, with a side-facing window, radiator and fitted wall units.

Family Bathroom



The family bathroom has been stylishly appointed with a four-piece suite comprising a freestanding cast iron bath, separate shower enclosure, low-level WC and wash hand basin with vanity storage beneath. Slate-effect tiled flooring, fully tiled walls, recessed ceiling spotlights and a contemporary grey ladder-style radiator complete the room.



Snug



A spacious and bright dining room featuring attractive slate tiled effect flooring and a beautifully designed feature fireplace, creating a warm and inviting focal point. Window to the front elevation and radiator.

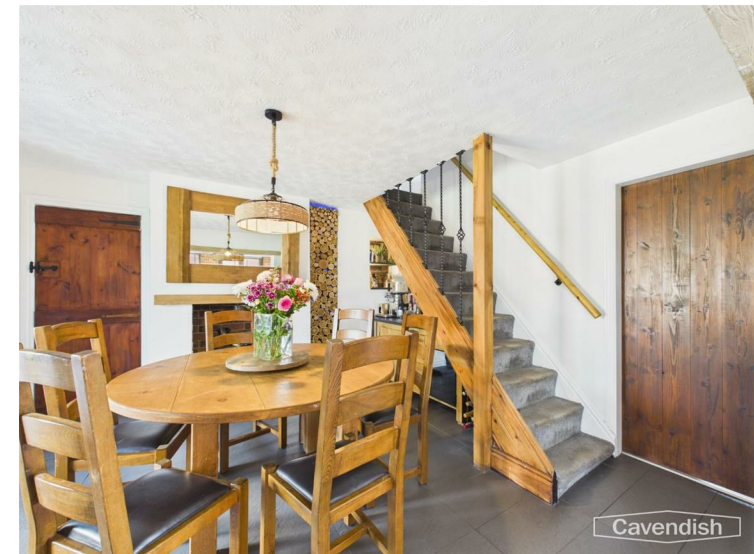
Kitchen



The heart of the home is the beautifully appointed kitchen, fitted with a range of contemporary dark base units complemented by solid wood worktops, open timber shelving and exposed brick detailing, creating a stylish cottage feel. A Belfast sink with mixer tap, integrated dishwasher and fridge freezer, together with a Leisure range cooker featuring a five-ring gas hob and extractor hood, provide excellent functionality. A central island offers additional storage and informal seating for at least two people, making this an ideal space for both everyday living and entertaining.



Dining Room



The dining room enjoys attractive slate effect tiled flooring, an open staircase with decorative wrought iron spindles creating a sense of space, and French doors opening onto the rear garden. An opening leads seamlessly into the orangery, enhancing the flow of the ground floor accommodation.

Orangery



Flooded with natural light from windows on three sides, the orangery is a superb additional reception room, currently utilised as a games room. Featuring exposed brick walls, slate effect tiled flooring and French doors opening onto the garden, this versatile space offers endless possibilities.



Utility



The practical utility room provides further storage with wooden worktops, space and plumbing for a washing machine, additional space for a tumble dryer, a window overlooking the rear garden and a door providing external access. A storage room also houses the wall-mounted boiler and provides access to the ground floor shower room and loft space.

W/C



The ground floor shower room is fitted with a shower cubicle, low-level WC and wash hand basin, complemented by slate effect tiled flooring and tiled walls, creating a practical addition for family living.

Landing



Doors to rooms off

Master Bedroom



To the first floor, the principal bedroom is an exceptionally spacious room with a window to the front elevation, built-in wardrobes with additional storage above and ample space for further furniture, including a seating area.

Bedroom Two



Bedroom Two is a generous modern double bedroom with window overlooking the side elevation, radiator and power points.

