



Ffordd Dawel

Sychdyn, Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£550,000**

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

7 Ffordd Dawel

Sychdyn, Mold

Council Tax band: G

Tenure: Freehold

- 5 DOUBLE BEDROOM EXECUTIVE DETACHED HOUSE
- 20ft LOUNGE, DINING ROOM AND SPACIOUS SUN ROOM
- LARGE PRINCIPLE BEDROOM SUITE WITH ENSUITE AND WALK IN WARDROBE
- LARGE AND MATURE REAR GARDEN
- GARAGE AND OFF ROAD PARKING FOR CIRCA 4 VEHICLES
- FAMILY BATHROOM, TWO ENSUITES AND DOWNSTAIRS WASHROOM
- PERFECT FAMILY HOME WITH EXCELLENT ACCESS TO LOCAL SCHOOLS
- SET IN THE HIGHLY DESIRABLE VILLAGE OF SYCHDYN NEAR MOLD
- EXCELLENT ACCESS TO MOLD TOWN CENTRE PLUS A55 WITH DIRECT ROUTES TO LIVERPOOL, CHESTER AND MANCHESTER
- HIGH QUALITY FINISH THROUGHOUT WITH REAL FIRE AND KARNDKAN FLOOR



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Entrance Hallway

A bright, spacious, versatile and welcoming entrance with doors to the lounge, dining room, kitchen, downstairs washroom and cloak cupboard, stairs to the first floor, wall mounted radiator and Karndean floors

Lounge

20' 8" x 11' 0" (6.30m x 3.35m)

A spacious 20ft lounge with PVC double glazed bay window to the front aspect, a stone feature fireplace with real open fire, wall mounted radiator, doors opening to the dining room and patio doors opening to the sun room

Sun Room

11' 5" x 9' 2" (3.48m x 2.79m)

A bright rear extension with insulated roof allowing all year round use which offers a multi use space with PVC double glazed windows looking over the stunning rear garden with bespoke internal fitted sliding blinds, wall mounted radiator and solid Bamboo flooring, opening to the dining room area

Dining Room

17' 5" x 9' 10" (5.31m x 3.00m)

PVC double glazed windows overlooking the rear garden with bespoke internal fitted sliding blinds, PVC double glazed french doors opening to the rear garden which also feature bespoke internal fitted sliding blinds, wall mounted radiator, Kardean floors, serving hatch to the kitchen



Kitchen

12' 5" x 11' 0" (3.79m x 3.35m)

A modern and sleek range of fitted wall, drawer and base units, PVC double glazed windows overlooking the rear garden and to the side. Quartz worktops with inset sink unit and mixer tap, wooden breakfast bar and integrated dishwasher and fridge freezer. A triple eye level oven including a microwave and grill oven plus an induction hob and extractor fan over, serving hatch to the dining room. Karndean floor, door opening to the utility room

Utility Room

Modern and stylish fitted wall and base units, worktop with inset stainless steel sink unit with mixer tap, plumbing for washing machine and space for a tumble dryer, Karndean floor, PVC double glazed door opening to the side garden

Downstairs Wash Room

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



First Floor Landing

A vast and bright space with versatile uses such as an additional seating area, play area or home office space with doors to bedrooms, bathroom and storage cupboard. Access to roof space, large floor to ceiling PVC double glazed window to the front, wall mounted radiator

Principle Bedroom Suite

15' 10" x 10' 5" (4.83m x 3.18m)

PVC double glazed windows to the front and side, wall mounted radiator, door to walk in wardrobe and ensuite shower room Walk in Wardrobe - with rails and space for drawers

Ensuite One

A modern suite comprising a walk in corner shower cubical with wall mounted shower, enclosed cistern WC and wash hand basin, tiled walls and floor, wall mounted towel radiator

Bedroom Two

10' 10" x 8' 0" (3.30m x 2.44m)

PVC double glazed window to the front, wall mounted radiator, door opening to the ensuite

Ensuite Two

A modern suite comprising a shower cubical with wall mounted shower, close coupled WC and wall mounted wash hand basin, brick effect tiled walls and tiled floor



Bedroom Three

10' 10" x 10' 1" (3.30m x 3.07m)

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

Bedroom Four

10' 10" x 9' 10" (3.30m x 3.00m)

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

Bedroom Five

12' 5" x 8' 0" (3.79m x 2.44m)

PVC double glazed window to the rear, wall mounted radiator, fitted 3 door wardrobe

Family Bathroom

A large 4-piece suite comprising a walk in shower, free standing curved bath, close coupled WC and vanity wash hand basin with cupboards under, tiled walls and floor, obscure PVC double glazed window to the side, wall mounted towel radiator





FRONT GARDEN

Set back from the road with a brick wall surround is a large lawn area with established shrubs and trees

REAR GARDEN

A stunning and immaculately landscaped rear garden set over two levels, the ground level has stylish patio area with ample space for dining or children's play space with timber storage shed, outside tap and outside power points. The lawn is accessed via a timber gate and slightly raised with a small woodland area and a vast wealth of mature shrubs and trees ensuring a private and beautiful garden

GARAGE

Double Garage

A double garage accessed via an up and over door with power points and lights, pedestrian door to accessed via the rear garden

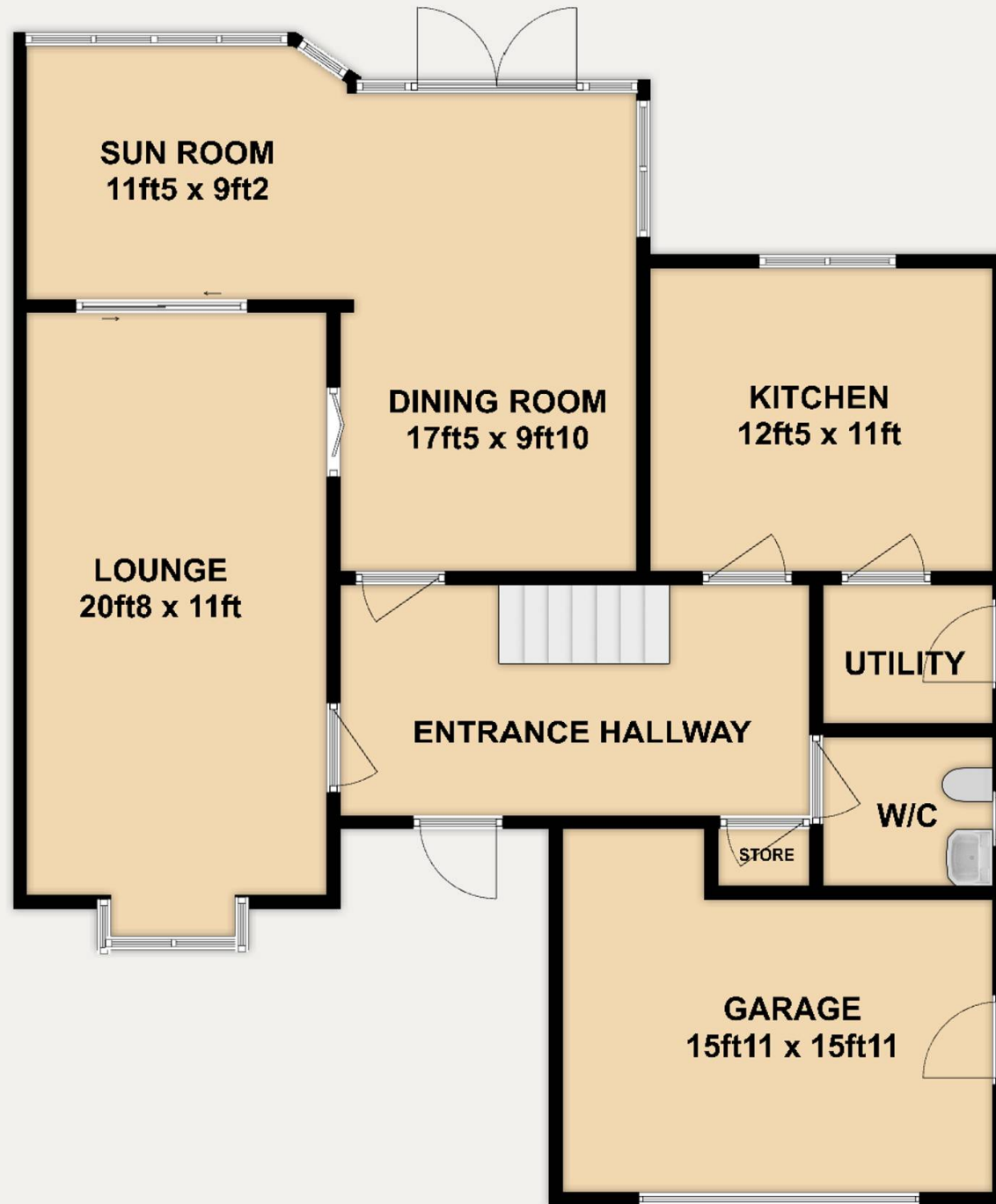
DRIVEWAY

4 Parking Spaces

A spacious driveway offering off road parking for circa 4 vehicles









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