

Floor 0 Building 1

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Approximate total area⁽¹⁾
907 ft²
84.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

2 Llys Y Wern

Sychdyn, Mold, CH7 6BJ

Offers Over
£250,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

MISREPRESENTATION ACT 1967

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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Situated within the highly regarded village of Sychdyn, just a short distance from Mold, 2 Llys Y Wern is a beautifully maintained three-bedroom detached family home offering spacious, versatile accommodation in a peaceful cul-de-sac setting.

Thoughtfully designed for modern family living, the property features a superb open-plan kitchen and dining space, a separate home office and well-proportioned bedrooms throughout. The current owners have created a warm and welcoming home with practical family-focused spaces and tasteful contemporary décor.

Externally, the property benefits from driveway parking, a single garage and an attractive enclosed rear garden with patio seating area—perfect for entertaining and enjoying outdoor living.

Combining generous accommodation, modern family living and a sought-after village location, viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Location

Sychdyn remains one of the most desirable residential villages surrounding Mold, appreciated for its village community feel whilst retaining excellent convenience. Mold town centre is only a short drive away and offers a wide range of shops, cafés, restaurants, supermarkets and highly regarded schools. The area also provides excellent access to the A55 and wider North West road network, making it ideal for commuters travelling towards Chester, Wrexham and the Wirral.

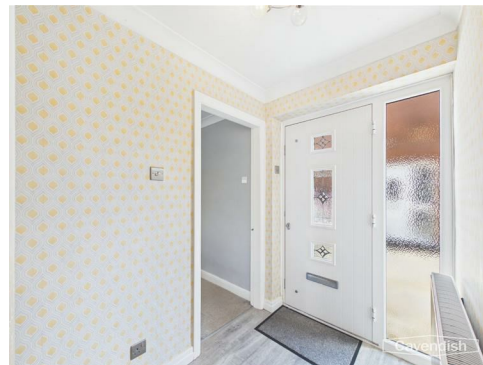
External



The property is approached via a driveway providing off-road parking for two vehicles, alongside a lawned front garden with timber fencing and access to the single garage.

Entrance Hallway

1.87 x 1.45 (6'1" x 4'9")



Entering through a stylish composite front door with glazed inserts, you are welcomed into a bright entrance hallway featuring wood-effect flooring, radiator, pendant lighting and carpeted stairs rising to the first floor with wooden hand rail..

Kitchen area

3.32 x 1.83 (10'10" x 6'0")



A true heart of the home, the spacious open-plan kitchen and dining area is designed perfectly for family living and entertaining. The dining area comfortably accommodates a large dining table and enjoys double doors opening directly onto the rear patio, creating seamless indoor-outdoor living.

The kitchen itself is fitted with a range of contemporary grey wall and base units complemented by contrasting black worktops and wood accents. Features include a Rangemaster five-ring gas cooker with matching splashback and extractor hood, integrated dishwasher space, kitchen island, stainless steel sink and multiple windows allowing an abundance of natural light throughout. Wood panelling to the ceiling adds warmth and character to the space.

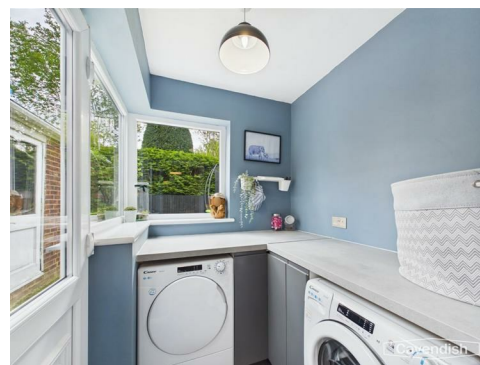
Dining Area

5.54 x 3.73 (18'2" x 12'2")



Utility Room

1.52 x 1.81 (4'11" x 5'11")



Located just off the kitchen, the utility room offers further

storage and practicality with matching worktops, space for white goods and dual aspect corner windows. A glazed door provides direct access to the rear garden.

Living room

4.17 x 3.31 (13'8" x 10'10")



Positioned to the front of the property, the living room is a warm and inviting space featuring a large double glazed bay window flooding the room with natural light. Finished with carpeted flooring, ceiling coving, pendant lighting and radiator, the room also benefits from an inset fireplace, perfectly suited for an electric fire, log burner or gas stove.

Study

1.25 x 2.14 (4'1" x 7'0")



Accessed via glazed wooden doors from the living room, this highly useful office space provides an ideal work-from-home environment. Complete with carpeted flooring and inset LED lighting, the room has been cleverly adapted by the current owners to incorporate a projector system and additional storage area, offering flexibility for a variety of uses.

Landing

2.25 x 2.85 (7'4" x 9'4")



The spacious landing is bright and airy, featuring wooden balustrades, pendant lighting and loft access, with doors leading to all first-floor accommodation.

Bedroom 1

3.04 x 3.19 (9'11" x 10'5")



A generously proportioned double bedroom positioned to the front elevation, complete with fitted wardrobes incorporating mirrored sliding doors, radiator and large double glazed window.

Bedroom 2

2.97 x 3.22 (9'8" x 10'6")

Another excellent-sized double bedroom overlooking the rear garden, featuring carpeted flooring, radiator and a charming built-in reading nook and cubby space above the stairs, perfect for children or additional storage.

Bedroom 3

2.38 x 2.41 (7'9" x 7'10")



A well-proportioned third bedroom currently arranged with bespoke bunk beds and integrated desk space, making an ideal child's bedroom, nursery or study.

Family Bathroom

2.40 x 1.68 (7'10" x 5'6")



The family bathroom is fitted with a modern white suite comprising bath with electric shower over, wash hand basin and separate WC. Finished with contemporary tiling, LED lighting, heated towel rail and dual aspect obscure glazed window

Garden



The rear garden enjoys a lovely patio seating area and lawned garden, ideal for outdoor entertaining and family enjoyment. Gated side access leads conveniently to the front of the property. .

Patio



Garage

2.54 x 5.82 (8'3" x 19'1")

The property further benefits from a single garage with power, lighting, side access door and window

Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band E - Flintshire County Council.

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 £30 per person 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.

Directions

Cavendish Estate Agents 1 High St, Mold CH7 1AZ Head towards Tyddyn St 0.2 mi At the roundabout, take the 1st exit onto Lead Mls/A541 0.1 mi At the roundabout, take the 4th exit onto King St/A5119 Continue to follow A5119 0.6 mi Turn left to stay on A5119 1.0 mi Turn right onto Vownog 0.2 mi Continue onto New Brighton Rd 338 ft Turn right onto Lllys-y-Wern Destination will be on the left 79 ft 2 Lllys-y-Wern Sychdyn, Mold CH7 6BJ