



**Pant Glas, Sychdyn**  
Mold

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£280,000**

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

# 11 Pant Glas

Sychdyn, Mold

Council Tax band: D

Tenure: Freehold

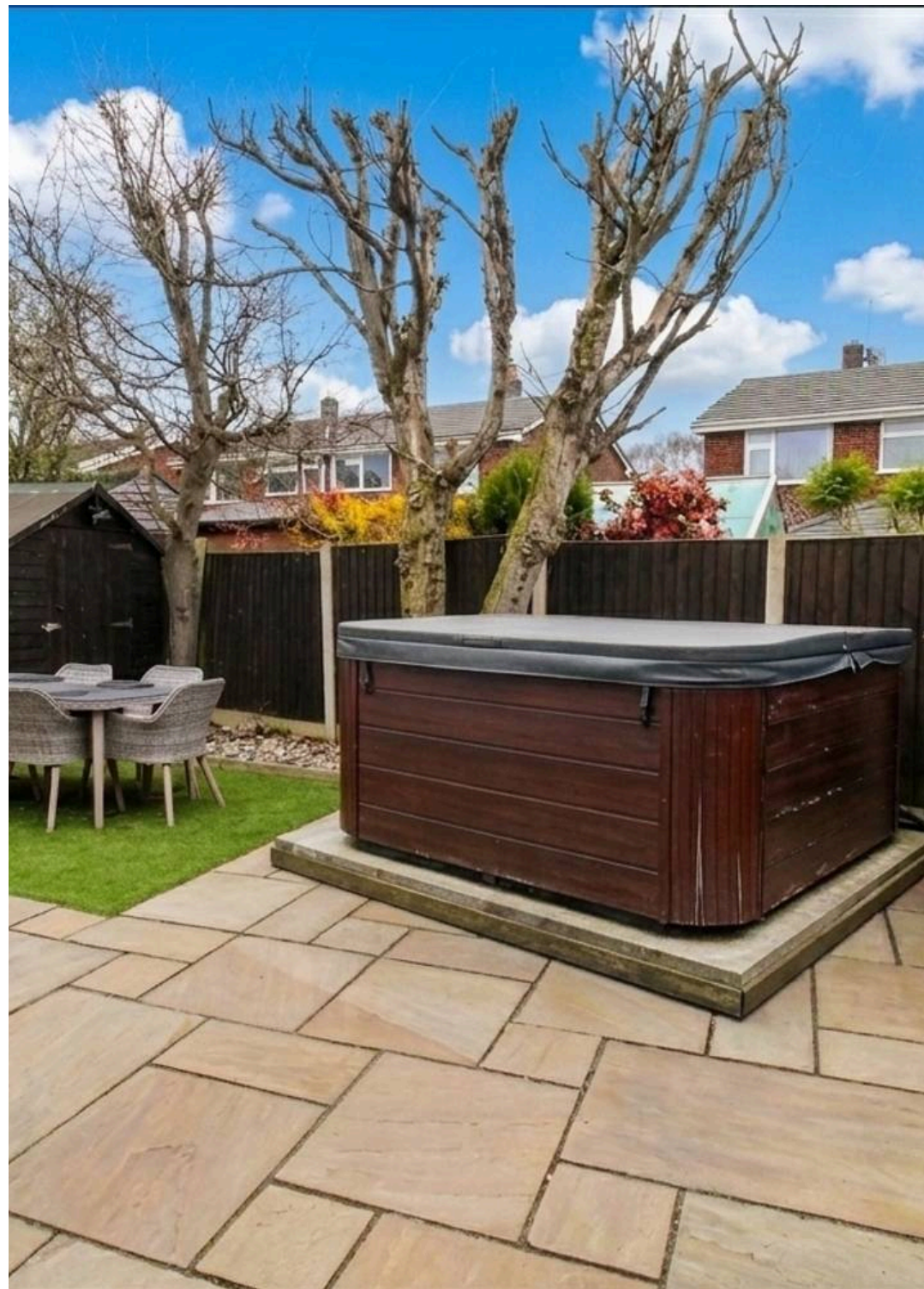
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 4 BEDROOM SEMI DETACHED HOUSE
- LARGE FAMILY HOME
- LOW MAINTENANCE REAR GARDEN
- SHORT WALK TO LOCAL SHOP / PUB / RESTURANT
- DESIRABLE VILLAGE LOACTION
- EXCELLENT ACCESS TO A55, LIVERPOOL, CHESTER AND MANCHESTER
- CLOSE TO THE HISTORIC TOWN OF MOLD
- CLOSE TO LOCAL SCHOOLS
- AMPLE OFF ROAD PARKING
- EXTENDED KITCHEN/DININ ROOM

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### Entrance Hallway

Accessed via an obscure glazed composite door with wood laminate floor, doors to WC/Utility, lounge and kitchen/diner, door to understairs storage cupboard, stairs to the first floor

### Lounge

20' 5" x 13' 5" (6.22m x 4.09m)

A large and bright room spanning over 20ft with carpeted floor, PVC double glazed bay window to the front aspect and PVC double glazed patio doors opening to the rear garden, wall mounted radiator, wall mounted fire with decorative mantle, door to kitchen/dining,

### Kitchen / Dining Room

16' 0" x 12' 5" (4.88m x 3.79m)

A range of fitted wall, drawer and base units with worktop, inset sink unit with mixer tap, integrated dishwasher, built in microwave, built in double oven with gas hob over and extractor fan, space for a fridge freezer, breakfast bar area, tiled floor and tiled splashbacks, PVC double glazed window to the rear, PVC double glazed french doors opening to the rear garden

### Utility / WC

A spacious washroom with close coupled WC and pedestal wash hand basin, with plumbing for washing machine and space for a tumble dryer, obscure PVC double glazed window to the front



### First Floor Landing

Doors to bedrooms, bathroom and airing cupboard, access to roof space

### Bedroom One

11' 0" x 9' 5" (3.35m x 2.87m)

PVC double glazed window to the rear, wall mounted radiator, fitted mirrored wardrobes

### Bedroom Two

10' 3" x 7' 7" (3.12m x 2.31m)

PVC double glazed window to the front, wall mounted radiator

### Bedroom Three

10' 5" x 6' 9" (3.18m x 2.06m)

PVC double glazed window to the rear, wall mounted radiator

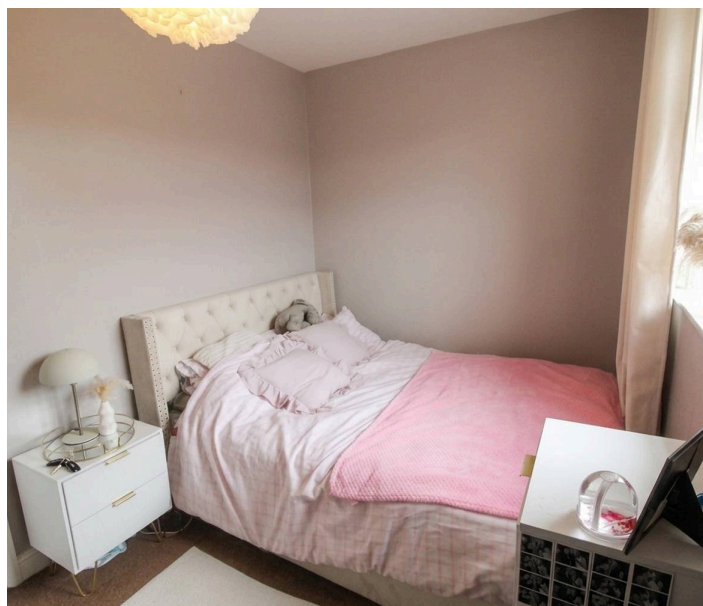
### Bedroom Four

7' 7" x 6' 5" (2.31m x 1.96m)

PVC double glazed window to the front, wall mounted radiator, built in alcove storage area

### Family Bathroom

A modern suite comprising a panelled bath with shower plumbed in over, close coupled WC and pedestal wash hand basin, wall mounted towel radiator, tiled walls and floor, obscure PVC double glazed window to the front





#### **REAR GARDEN**

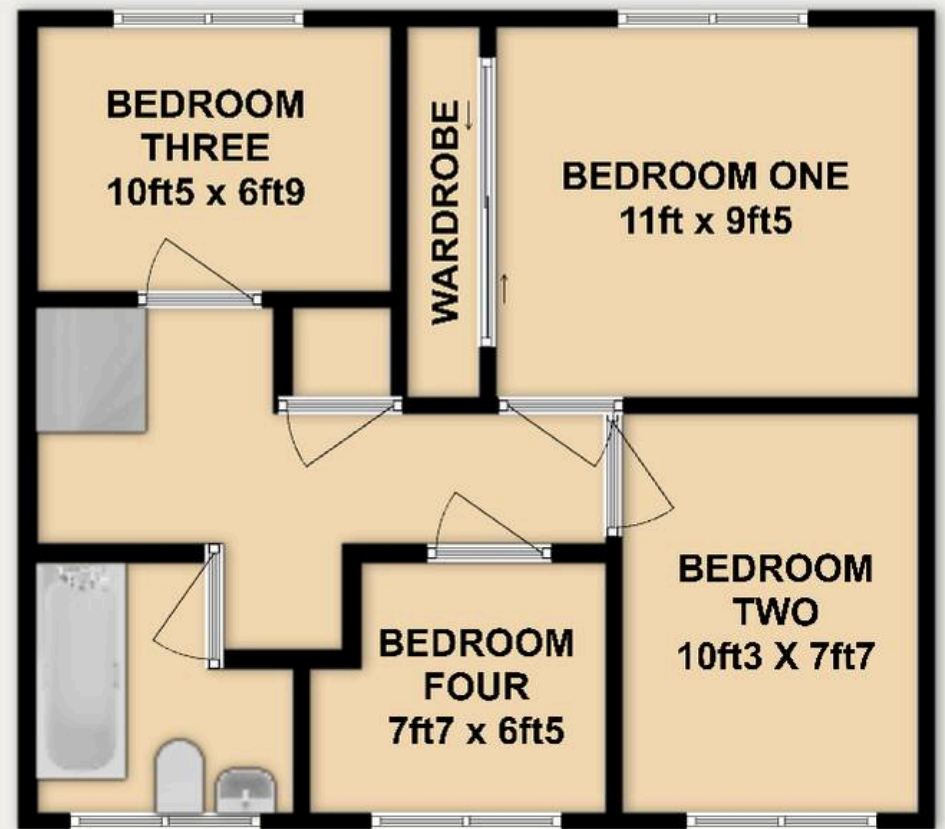
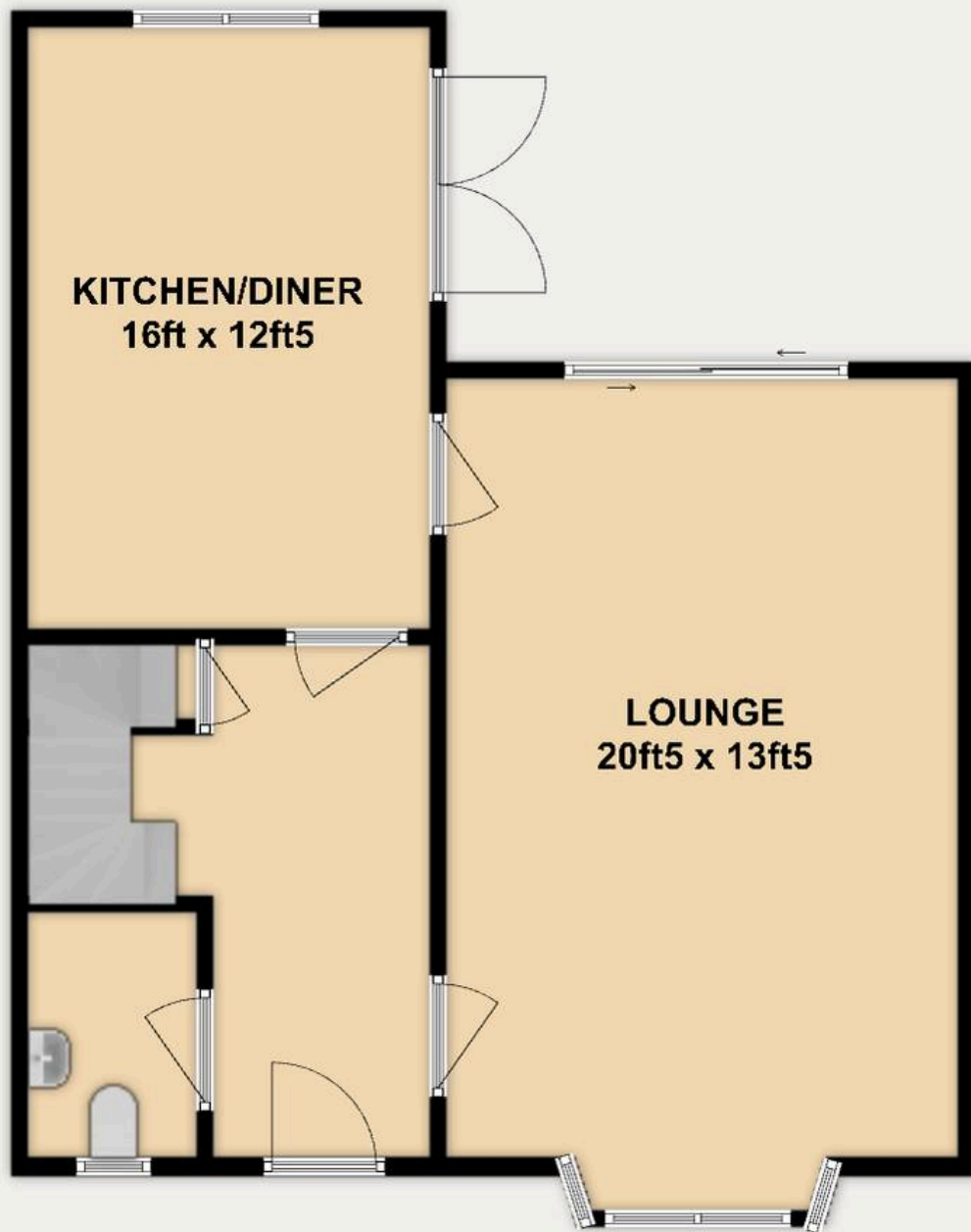
A low maintenance garden laid to paving and artificial lawn with timber fencing surround and a convenient storage area to the side, access to the front via a timber gate

#### **DRIVEWAY**

4 Parking Spaces

Rarely for this area is a large driveway accommodating 4 - 5 vehicles with timber fencing and established hedge surround







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To arrange a viewing, please contact

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