



GROSS INTERNAL AREA  
FLOOR 1: 954 sq ft  
TOTAL: 954 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		41	55
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



## 6 Pant Ucha

Sychdyn, Mold, Flintshire, CH7 6EX

**NEW**  
**£250,000**

AN IMMACULATELY APPOINTED, TWO BEDROOM DETACHED BUNGALOW with private landscaped rear garden, conservatory and garage. Conveniently located to the centre of this popular village community some 2 miles from Mold and within a short drive of the A55 Expressway at Northop. Affording well proportioned accommodation, ideal for retirement living, with electric under floor heating throughout, PV Solar panels, double glazing and high standard of decorative order. In brief comprising L shaped reception hall, spacious living room, a large conservatory with access to the garden, kitchen with attractive range of units and integrated Bosch appliances, two double size bedrooms and modern fully tiled bathroom. Outside there is off road parking for 2/3 cars, and a private low maintenance rear garden which is not directly overlooked to the rear. INSPECTION HIGHLY RECOMMENDED.

**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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



Sychdyn is a large and popular village about 2 miles from Mold and 2 miles from Northop and the A55 expressway. The village has a general store/post office, primary school and inn, whilst the market town of Mold provides a wide range of facilities to include secondary schools and leisure centre.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed front door to L shaped reception hall.

RECEPTION HALL



Tiled floor, built in storage cupboard, access to insulated and partially boarded roof space with light and pull down aluminium ladder.

KITCHEN

3.35m x 2.54m (11' x 8'4")



Fitted with an attractive range of cream fronted base and wall units with mottle effect worktops, composite sink unit with mixer tap and tiled splashback surround. Under cupboard lighting and integrated appliances comprising electric oven, touch control ceramic hob, cooker hood, fridge/freezer and washing machine. Tiled floor with underfloor electric heating and double glazed window overlooking the garden. Archway to living room.



LIVING ROOM

3.89m max x 6.22m (12'9" max x 20'5")



A spacious room with double and secondary glazed bow window to the front, TV aerial point, two wall light points, coved ceiling, electric underfloor heating and part glazed twin doors to conservatory.



CONSERVATORY

3.89m x 4.17m (12'9" x 13'8")



A large conservatory with double glazed windows and matching French doors to the garden, double glazed roof, wall light points, two TV aerial points, ample power points and electric underfloor heating.

BEDROOM ONE

3.81m x 3.07m (12'6" x 10'1")



Double and secondary glazed window to the front, space for wardrobes, coved ceiling, two well, electric underfloor heating, wall light points and TV aerial point.



BEDROOM TWO

3.10m x 3.51m (10'2" x 11'6")



A double size room with double glazed window overlooking the garden, coved ceiling, electric underfloor heating and TV aerial point.



BATHROOM

1.60m x 3.07m (5'3" x 10'1")



A fully tiled bathroom comprising corner spa bath with feature lighting and shower over, pedestal wash basin and low flush WC. Tiled floor with underfloor heating, chrome electric towel radiator and double glazed window with frosted glass.

OUTSIDE

Driveway extending to the side of the property providing off road parking and access to the garage located to the rear of the plot. There is access from the driveway into the rear garden.

FRONT GARDEN



Front garden area with gravelled areas, well stocked shrubbery borders, power points and water feature to the centre of the garden included in the sale.

REAR GARDEN



To the rear is a private landscaped garden for ease of maintenance with mainly paved areas, established rockery garden, security light, outside tap. and power points The garden enjoys a sunny aspect and is not directly overlooked.



GARAGE

4.78m x 2.74m (15'8" x 9')

Garage with up and over door, side door, power and light installed.

DIRECTIONS

From the agent's Mold office proceed up the High Street and turn right at the traffic lights onto Kings Street. At the roundabout take the second exit and on reaching the next set of traffic lights bear left for Sychdyn/Northop. On entering Sychdyn take the first right handed turning onto Pen Y Bryn and after a short distance take the first left into London Road. Pant Ucha will then be found on the right hand side, before the village store/post office, and No.6 will be found on the right denoted by the agents for sale board.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County council - Tax Band D

AML

AML - ANTI MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW.PMW