



Oak Drive, Sychdyn

Mold

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

In Excess of **£270,000**

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

# 10 Oak Drive

Sychdyn, Mold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 BEDROOM SEMI DETACHED HOUSE
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WC
- PRIVATE REAR GARDEN
- DRIVEWAY WITH PARKING FOR CIRCA 3 VEHICLES
- SET AT THE HEAD OF A QUIET CUL DE SAC WITH FIELD ADJACENT
- CHAIN FREE
- PERFECT FAMILY HOME
- EXCELLENT ACCESS TO MOLD PLUS A55, CHESTER, LIVERPOOL AND MANCHESTER
- CATCHMENT OF EXCELLENT LOCAL SCHOOLS



  
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### Entrance Hallway

Accessed via a composite door with door opening to WC, lounge and stairs to the first floor

### WC

A modern site comprising a close coupled WC and wash hand basin, wall mounted radiator

### Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

PVC double glazed window to the front aspect, wall mounted radiator, stylish panelled wall, door to the kitchen/diner

### Kitchen / Diner

18' 3" x 11' 7" (5.56m x 3.53m)

A range of fitted wall, drawer and base units, worktop with inset sink unit, wall mounted cupboard housing a combination boiler, integrated fridge freezer, plumbing for dishwasher, PVC double glazed window to the rear, PVC double glazed french doors opening to the rear garden, double bi fold doors opening to utility area

### Utility Area

Plumbing for washing machine and space for a tumble dryer, ample storage space and wall mounted shelving



## Landing

Doors to bedrooms and bathroom, access to roof space

## Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

PVC double glazed window to the front, wall mounted radiator, built in wardrobe, door to the ensuite

## Ensuite

A modern suite comprising a double walk in shower, enclosed cistern WC and vanity wash hand basin, obscure PVC double glazed window to the front

## Bedroom Two

10' 9" x 8' 5" (3.28m x 2.57m)

PVC double glazed window to the rear with field views, wall mounted radiator

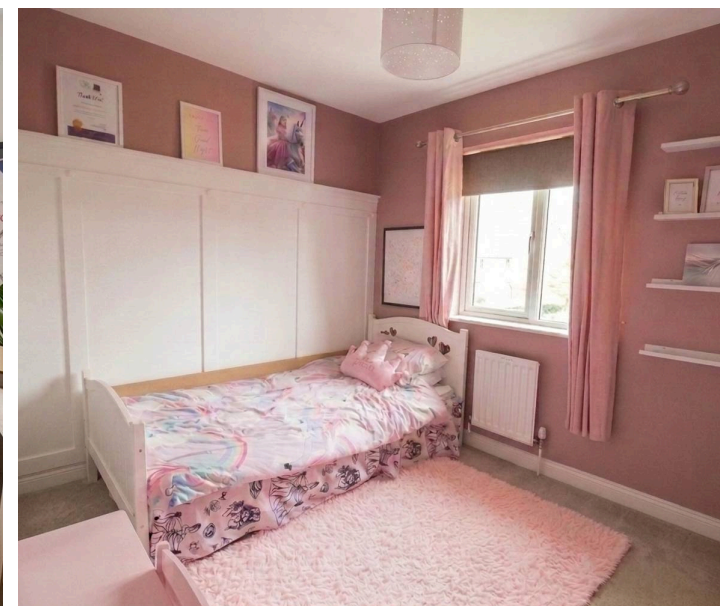
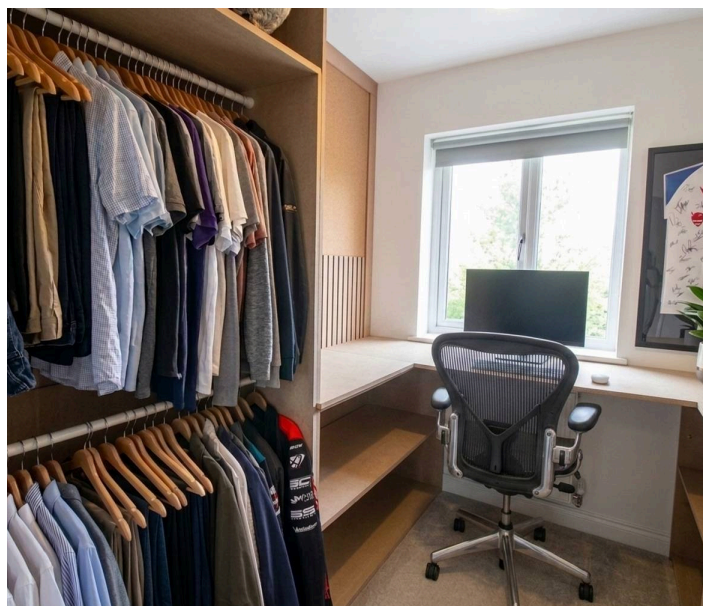
## Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

PVC double glazed window to the front, wall mounted radiator, built in wardrobe

## Family Bathroom

A modern suite comprising a panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, obscure PVC double glazed window to the side, wall mounted towel radiator





## **GARDEN**

To the front is a small gravelled area leading to the entrance door, plus access to the rear garden via a timber gate

## **REAR GARDEN**

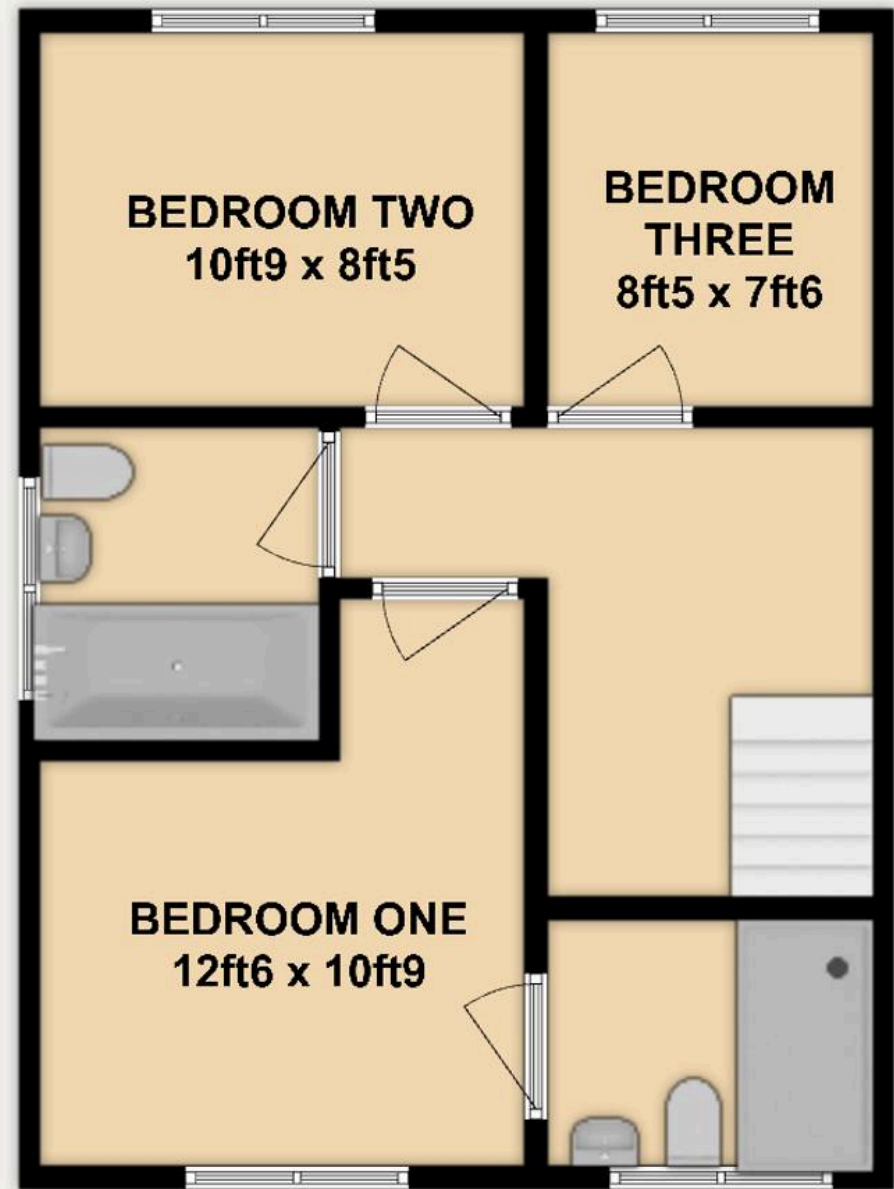
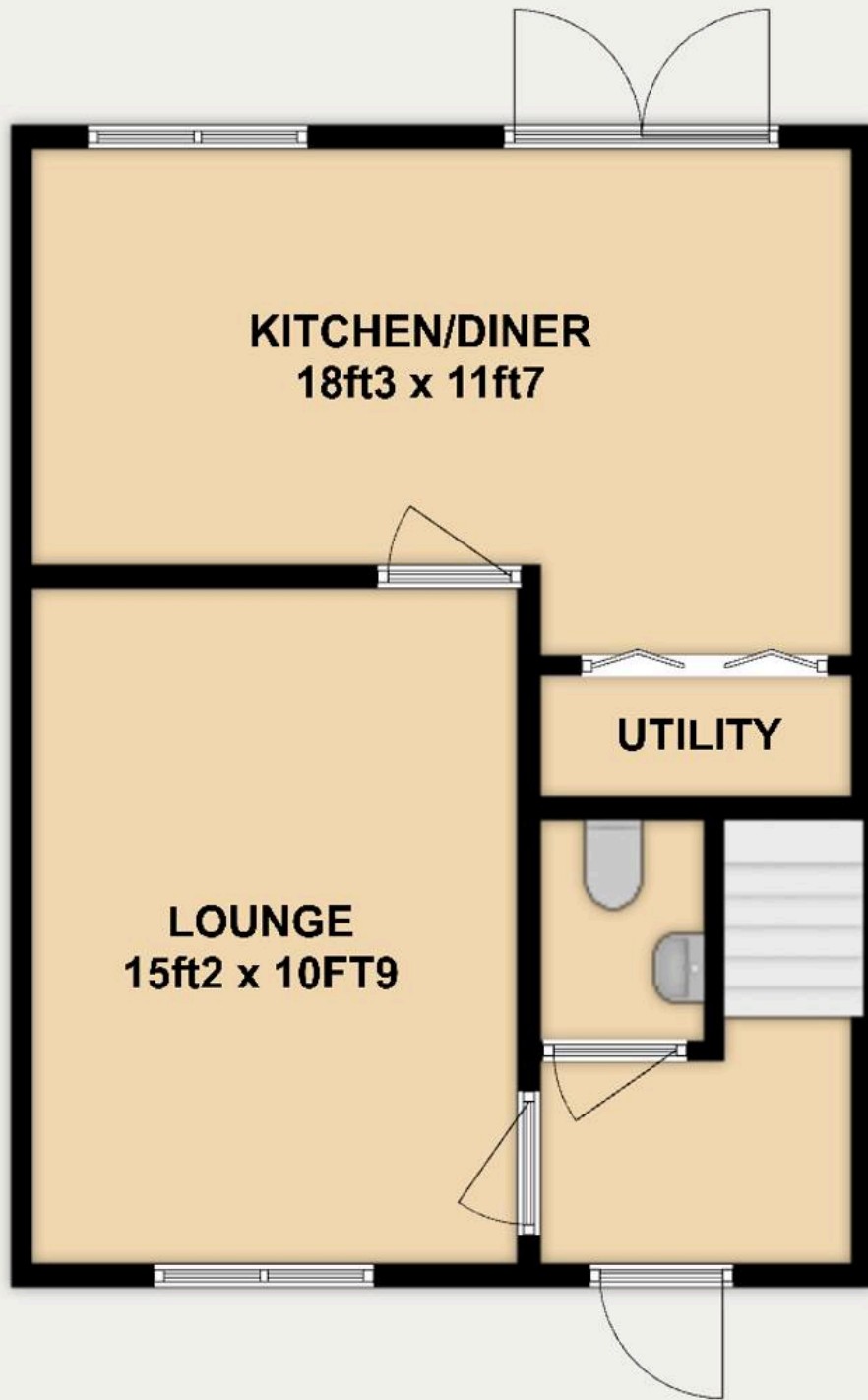
A private garden laid mostly to lawn with patio area, timber fencing surround, outside tap and power points, timber storage shed and access to the front via a timber gate

## **DRIVEWAY**

3 Parking Spaces

Hardstanding offering off road parking for up to 3 vehicles with an EV car charge point fitted (by negotiation)







# SWAIN HENNESSEY

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To arrange a viewing, please contact

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