

# Town & Country

Estate & Letting Agents

New Brighton Road, Sychdyn, Mold

£249,950



A well-presented three-bedroom semi-detached property situated in the popular village of Sychdyn, offering spacious and versatile accommodation ideal for families or first-time buyers. The property benefits from a bright living room, modern fitted kitchen/diner with French doors to the rear garden, conservatory, three bedrooms and a contemporary family bathroom. Externally, there is ample off-road parking, a lawned front garden and an attractive rear garden featuring decked entertaining space, lawn, decorative slate area and mature planted borders.

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## DESCRIPTION

A well-presented three-bedroom semi-detached home in the sought-after village of Sychdyn, perfect for families and first-time buyers alike. Featuring a bright living room, modern kitchen/diner, conservatory, stylish bathroom and attractive rear garden with decked entertaining area, plus ample off-road parking.



## LOCATION

Situated in the popular village of Sychdyn, near Mold, the property enjoys a convenient location with easy access to local amenities, well-regarded schools and excellent road links to Chester, Wrexham and the wider North Wales region. Sychdyn offers a blend of village charm and everyday convenience, with scenic countryside walks and nearby recreational facilities adding to its appeal.

## ENTRANCE HALL

uPVC double glazed entrance door to the front elevation, laminate flooring and radiator.



## LIVING ROOM

13'4" x 12'6"

Bright and welcoming living room featuring a uPVC double glazed window to the front elevation, laminate flooring, radiator, feature fireplace surround and coved ceiling.



## KITCHEN/DINER

15'8" x 9'7"

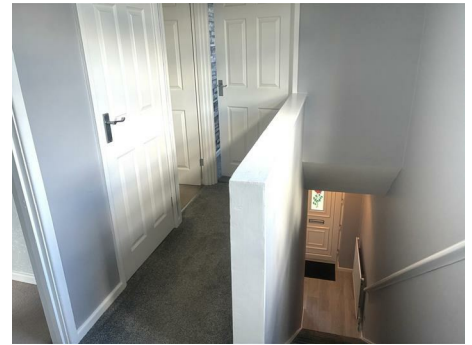
Modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, one and a half bowl stainless steel sink with mixer tap, integrated gas hob with cooker hood and integrated electric oven. Space for a fridge/freezer and plumbing for a washing machine. Tiled flooring, partial wall tiling and radiator. Large storage cupboard housing the Worcester combi boiler. uPVC double glazed window to the rear elevation and French doors opening onto the rear garden.



## CONSERVATORY

7'6" x 7'5"

uPVC double glazed conservatory with windows and French doors providing access to the side elevation.



## FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and useful linen cupboard.



## BEDROOM ONE

11'7" (to wardrobes) x 8'9"

Double bedroom with uPVC double glazed window to the front elevation, radiator and extensive fitted wardrobes.



## BATHROOM

6'6" x 5'5"

Fitted with a white three-piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Fully tiled walls, radiator and uPVC double glazed window to the rear elevation.

## Services

The agents have not tested any of the appliances listed in the particulars. Freehold Council Tax Band - D (£2246 Per Year)



## BEDROOM TWO

9'8" x 8'9"

uPVC double glazed window to the rear elevation and radiator.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.



## EXTERNALLY

To the front of the property is a driveway providing ample off-road parking alongside a well-maintained lawned garden. The attractive rear garden is a standout feature, offering a decked seating and entertaining area accessed from the conservatory, further lawned space, decorative slate section and beautifully stocked planted borders.



## BEDROOM THREE

7'9" x 6'7"

uPVC double glazed window to the front elevation and radiator.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**





AWAITING FLOORPLAN

COMING SOON

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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