



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		65	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-58) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

14 Ffordd Las
Sychdyn, Mold,
CH7 6DU

Offers Over
£300,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Nestled in the charming village of Sychdyn, Mold, this delightful semi-detached bungalow on Ffordd Las offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two bathrooms provide ample facilities, ensuring that morning routines and guest visits are effortlessly accommodated.

The bungalow's design promotes a sense of spaciousness and light, making it a welcoming home for all. The surrounding area boasts a friendly community atmosphere, with local amenities and scenic countryside nearby, perfect for leisurely walks and outdoor activities.

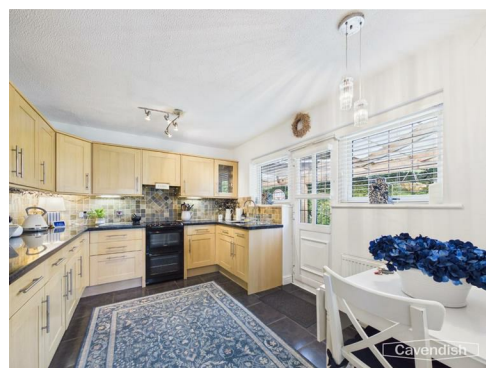
This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. Whether you are a first-time buyer or seeking to downsize, this bungalow is sure to meet your needs. Embrace the chance to make this lovely home your own in the picturesque setting of Sychdyn.





Occupying an attractive position, this beautifully presented three-bedroom semi-detached bungalow offers a unique blend of style, comfort and practicality, with a Mediterranean-inspired feel that gives the home the atmosphere of a Spanish retreat.

Kitchen



Entered via a uPVC side door, the kitchen is fitted with a range of wooden shaker style wall and base units with complementary work surfaces over. Integrated fridge/freezer, freestanding oven and grill with pull-out extractor hood above, along with space for a dining table, make this a practical and sociable space. Tiled walls and Flooring, The kitchen opens into the inner hall.

Inner Hall



The inner hall features a large storage cupboard housing the boiler, with French doors leading into the dining room. This is a bright and inviting room, flooded with natural light from uPVC double glazed windows to the front and side elevations, and finished with wood-effect flooring.

Living Room



The spacious living room is a bright and welcoming room, enjoying a bay window to the front elevation that fills the space with natural light. Finished with wood-effect flooring, radiator, and a fireplace with marble surround creating an attractive focal point.



Dining Room



This is a bright and inviting room, flooded with natural light from uPVC double glazed windows to the front and side elevations, and finished with wood-effect flooring.



Hallway

A further hallway provides additional storage and access to the remaining rooms. Loft access.

Master Bedroom



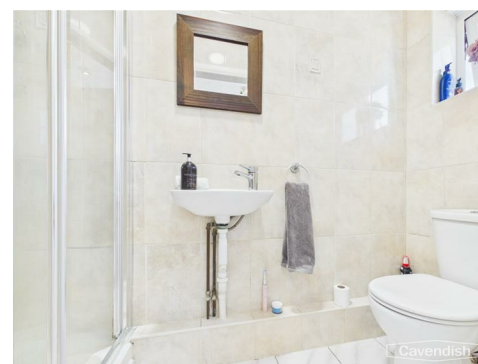
An impressive and luxurious principal bedroom suite, complete with built-in wardrobes and radiator, offering a stylish and relaxing retreat.

Dressing Room



Opening from the bedroom, the dressing area is a bright and inviting space with French doors leading out to the rear garden, allowing plenty of natural sunlight to fill the room.

En suite



Fitted with a low-level WC, wash hand

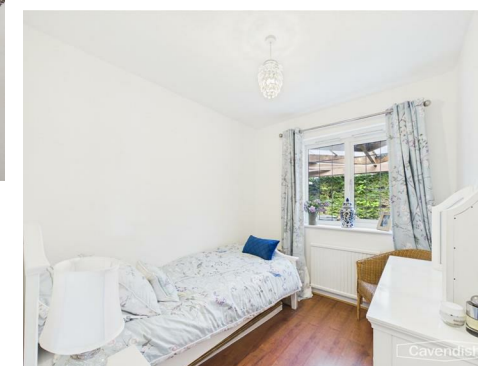
basin, shower cubicle, radiator, and window to the rear elevation.

Bedroom Two



Bedroom two is another generous room with French doors opening directly onto the rear garden and patio area. Bedroom three is a good-sized single bedroom, ideal as a child's room, guest room or home office.

Bedroom Three



A good-sized single bedroom with window to the side elevation and radiator, ideal for use as a child's room, guest bedroom or home office.