



**3 Bryn Seion Terrace, Sychdyn, Mold,  
CH7 6EN**

**£179,999**

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**EPC - E52**

**Council Tax Band - C**

**Tenure - Freehold**

# Bryn Seion Terrace, Mold

## 2 Bedrooms - House

Williams Estates are pleased to introduce this two-bedroom end-terrace house offered with vacant possession, situated in the highly desirable village of Sychdyn, near Mold. Ideal for first-time buyers, the property enjoys a convenient location with local amenities and countryside walks close by. Externally, there is a low-maintenance patio garden, perfect for easy outdoor living. This really is an excellent opportunity to secure a home in a sought-after area.



### Hall

The hallway provides access to the sitting room and kitchen, with neutral decor. It functions as a simple yet practical entrance space connecting the main rooms of the home.

### Sitting Room

13' 5" x 12' 2" (4.10m x 3.70m)

This inviting sitting room features a charming brick fireplace as its focal point, complemented by wooden flooring and neutral walls that create a warm atmosphere. A window with glass detailing brings in natural light, while the room comfortably accommodates seating arrangements for relaxation or entertaining.

### Kitchen

13' 5" x 7' 7" (4.10m x 2.30m)

The kitchen is well-appointed with wooden cabinetry and contrasting worktops, enhanced by a tiled splashback in a checkerboard pattern. It includes essential appliances such as an integrated oven and hob, along with a space for a washing machine. The flooring has a herringbone pattern which adds a subtle design detail, and a door provides direct access to the outside area.

### Bedroom 1

12' 10" x 10' 10" (3.90m x 3.30m)

This bedroom is generously sized and provides a cosy and comfortable environment. There is a window to the front and a storage cupboard.

### Bedroom 2

9' 6" x 7' 7" (2.90m x 2.30m)

The second bedroom is a smaller, bright room with a window that brings in natural light. The neutral walls and carpeted flooring make it a versatile space, perfect for a single occupant or as a guest room.





## Bathroom

6' 11" x 5' 7" (2.10m x 1.70m)

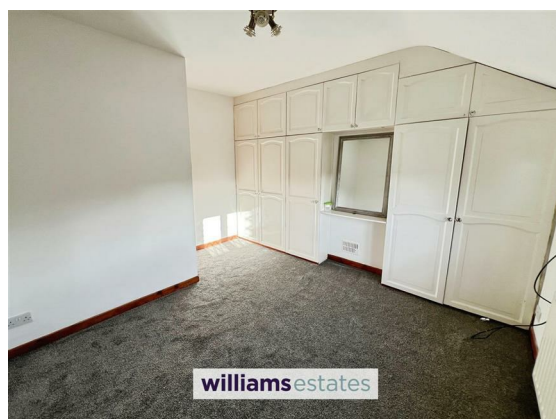
The bathroom features a white suite with a bathtub, toilet and wash basin. The walls around the bath area are tiled in a dark, patterned tile which contrasts with the white panelled walls elsewhere, creating a distinctive look in this compact space.

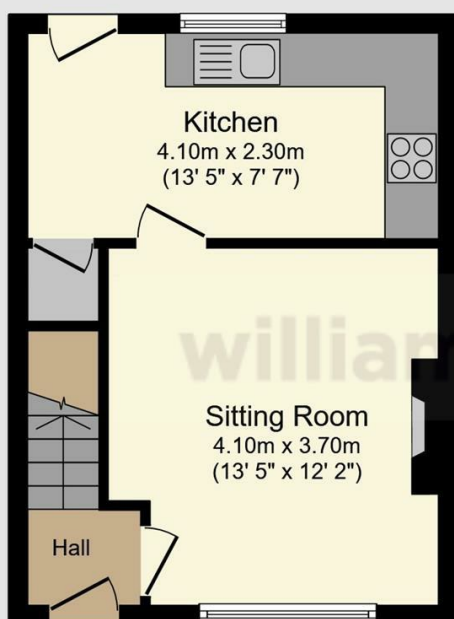
## Landing

The landing at the top of the stairs leads to the bedrooms and bathroom. It is a practical space with neutral decoration, providing access to the rooms on the first floor.

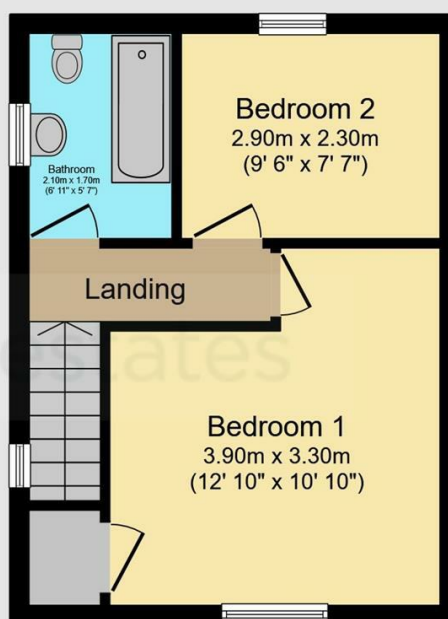
## Rear Garden

The rear garden is enclosed and has a paved and gravelled surface, bordered by fencing and a low brick wall. It offers a private outdoor space suitable for seating or low-maintenance gardening.





**Ground Floor**  
Floor area 29.4 sq.m. (317 sq.ft.)



**First Floor**  
Floor area 29.5 sq.m. (317 sq.ft.)

Total floor area: 58.9 sq.m. (634 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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