



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 477 sq.ft. FLOOR 2 441 sq.ft.
TOTAL : 918 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		66	75
	EU Directive 2002/91/EC		

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



7 Llys Y Wern
Sychdyn, Mold, Flintshire,
CH7 6BJ

Offers Around
£200,000

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.

A TRADITIONAL STYLE THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND LANDSCAPED GARDENS located in an established and popular residential area close to the centre of the village. In need of a scheme of modernisation and refurbishment throughout, the accommodation affords wide entrance hall, spacious lounge, kitchen/dining room, rear porch/utility, first floor landing, three bedrooms and modern shower room with WC. Gas central heating, mainly double glazed, driveway to side providing space for two cars together with single garage, enclosed and quite private mature gardens designed in the main for low maintenance.



LOCATION

Sychdyn is a large and popular village about 1.5 miles from Mold and 2 miles from Northop and the A55 expressway. The village has a general store, 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 and double glazed door with panels to side leading to entrance hall.

ENTRANCE HALL

Staircase rising off, tiled floor, panelled radiator.

LOUNGE

5.56m x 3.33m (18'3" x 10'11")



A spacious room to the front of the house with a wide double glazed window with vertical blind, Adams style fireplace and hearth with an inset Living Flame gas fire, fitted shelving to recess, coved ceiling, TV point, panelled radiator.

KITCHEN/DINING ROOM

3.38m x 3.00m and 3.96m x 2.08m (11'1" x 9'10" and 13' x 6'10")



The kitchen is fitted with a range of base and wall cupboards with marble effect working surface to include a peninsular divide, inset single drainer sink, void and plumbing for washing machine, space for slot in electric cooker, tiled splashbacks, ceramic tile floor to the kitchen area.

To the dining area is a woodgrain effect floor finish with double glazed sliding patio window opening to the rear and enclosed understairs cupboard, panelled radiator.

**REAR PORCH/UTILITY**

1.75m x 1.68m (5'9" x 5'6")



Fitted base unit with void and plumbing for washing machine, modern Worcester wall mounted gas fired combination boiler, single glazed window, double glazed door to rear.

FIRST FLOOR LANDING**BEDROOM ONE**

3.89m x 3.25m (12'9" x 10'8")



Double glazed window to front with blind, outbuilt pine fronted wardrobes with locker storage cupboard over, panelled radiator.

BEDROOM TWO

2.90m x 2.79m (9'6" x 9'2")



Double glazed window to rear with blind, built-in double door wardrobes, panelled radiator.

BEDROOM THREE

2.46m x 2.21m (8'1" x 7'3")



Double glazed window to front with blind, radiator.

SHOWER ROOM

2.57m x 1.75m (8'5" x 5'9")



Modern suite with floor level tray, glazed screen and electric shower over, pedestal wash basin and WC, part tiled walls, stone effect floor finish, double glazed windows, panelled radiator.

OUTSIDE

Tarmac drive in with space for 2 cars and access to the garage. Mature garden to front with established bushes.



Enclosed and private garden to rear, designed for low maintenance with flagged and gravelled areas, a large selection of shrubs and plants which extend down to the rear of the garage.

COUNCIL TAX

Flintshire County Council - Tax Band D

TENURE

Freehold.

DIRECTIONS

From the Agent's Mold office proceed along Chester Street, turning left at the roundabout. At the next roundabout take the last exit for Queensferry and follow this road for a short distance, turning left at the traffic lights for Sychdyn. On entering Sychdyn take the first right-handed turning onto Pen-Y-Bryn and follow the road to the far end, bearing left at the junction onto New Brighton Road, and then second left into Llys-Y-Wern. Follow the road around to the left whereupon the property will be found on the left hand side.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification

documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

***MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

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

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

HE/PMW