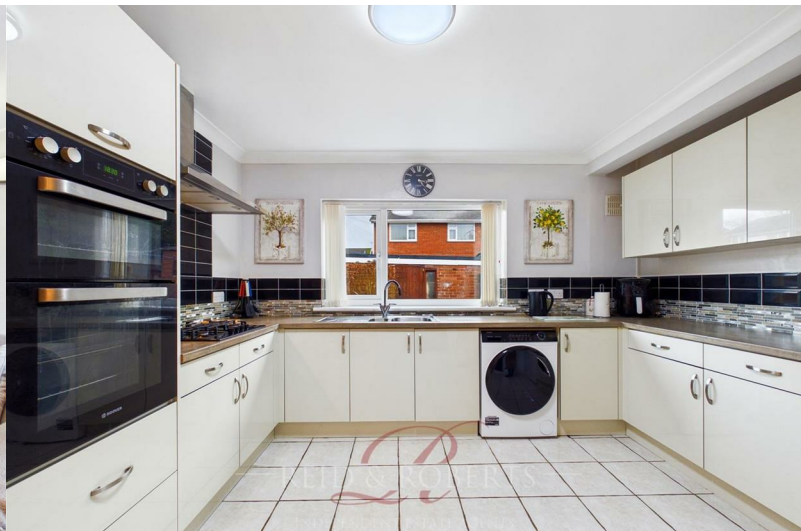




## 1 Haulfryn

Sychdyn, Mold, CH7 6SX

Offers Over £230,000



# 1 Haulfryn

Sychdyn, Mold, CH7 6SX

Offers Over £230,000



## Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully maintained three-bedroom home, set on a generous corner plot in the sought-after village of Sychdyn. Combining spacious interiors with thoughtfully designed outdoor space, this property offers a wonderful balance of comfort, practicality and lifestyle.

Step inside and you are welcomed by a bright entrance hall leading to a spacious lounge, perfect for cosy evenings in or relaxed gatherings with family and friends. A contemporary wall-mounted electric fire creates a warm focal point, while sliding patio doors open onto the rear decking, allowing summer days to flow effortlessly from indoors to out.

The modern kitchen/breakfast room provides a stylish yet functional space for cooking, dining and everyday family life, with sleek high gloss units and generous worktop space. The adjoining conservatory offers a versatile additional living area bathed in natural light, ideal as a dining space, garden room or peaceful retreat overlooking the rear garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, two with built-in storage, alongside a family bathroom. A fully boarded loft adds valuable extra storage space.

Outside, the low-maintenance rear garden has been designed for enjoyment rather than upkeep, featuring a distinctive semi-circular decked seating area perfect for outdoor dining, entertaining or simply unwinding. A single garage and off-road parking add further convenience.

Located in the desirable village of Sychdyn, enjoying a semi-rural feel yet just minutes from Mold's amenities, schools and road links, this is a home ready to move into and enjoy from day one.

## Accommodation Comprises

The property is approached via a canopy porch with courtesy lighting, providing shelter over the front entrance and creating an inviting first impression.

### Entrance Hallway

The home is entered through a UPVC front door featuring decorative double-glazed frosted panels with a matching internal glazed panel, allowing natural light to filter into the hallway while maintaining privacy. The hallway is finished with tiled flooring and benefits from a double panelled radiator, central ceiling light and smoke alarm. A turned staircase rises to the first-floor accommodation, adding character and flow to the space. There is also a generous wraparound under-stairs storage cupboard, housing the wall-mounted fuse board and offering excellent storage for coats, shoes and everyday household items. Doors lead from the hallway into the lounge and kitchen.

### Lounge

The lounge is a spacious and comfortable reception room, perfect for both relaxation and entertaining. Finished with carpeted flooring and a coved ceiling, the room is illuminated by two ceiling lights and complemented by two wall lights for a warm and inviting ambience. A feature wall-mounted electric fire with realistic log and flame effect provides an attractive focal point, enhancing the cosy feel of the room. Natural light flows in through a UPVC double-glazed window to the front elevation, while sliding UPVC double-glazed patio doors to the rear open directly onto the decking area, seamlessly connecting the indoor living space with the garden. There is ample room for a range of lounge furniture, making this a highly versatile and welcoming space.

### Kitchen / Breakfast Dining Room

The kitchen, fitted approximately five years ago, offers a stylish and modern space with a practical layout ideal for everyday living and dining. It features a comprehensive range of high gloss cream wall and base units with wood-effect worktops over, providing generous storage and preparation space. A stainless steel one and a half bowl sink unit with matching drainer and mixer tap sits beneath a double-glazed window overlooking the rear garden, allowing for pleasant views while washing up.

Cooking facilities include a fitted four-ring gas hob with stainless steel extractor hood above, as well as a built-in eye-level oven and grill. There is plumbing and space for a washing machine and provision for a fridge freezer. The kitchen is finished with tiled flooring, tiled upstands and striking black high-gloss brick-style splashback tiling. A modern wall-mounted vertical black radiator adds a contemporary touch. An alcove area comfortably accommodates a dining table, enhanced by inset spotlights overhead, while the kitchen area itself benefits from a coved ceiling and central ceiling light.

The overall effect is a bright, modern kitchen-dining space that works equally well for family meals or entertaining guests. A UPVC door with a double-glazed frosted panel leads through to the conservatory.

### Conservatory

The conservatory provides an additional versatile reception space and is ideal as a dining area, entertaining room or relaxing garden room. Built upon a dwarf brick wall with UPVC double-glazed panels and top openers, it is flooded with natural light. French patio doors open directly onto the rear garden, enhancing the indoor-outdoor connection. The room features a pitched polycarbonate roof with ceiling light and fan, wood-effect laminate flooring, power points and a telephone point. A single panelled radiator ensures year-round usability, making this a bright and practical extension of the living space.

### First Floor Accommodation

#### Landing

The turned staircase leads to a well-proportioned landing area finished with carpeted flooring and a central ceiling light. A double-glazed UPVC window to the front elevation allows natural light to fill the space. There is loft access via a large hatch with pull-down ladder; the loft is fully boarded, providing excellent additional storage.

A built-in storage cupboard offers shelving suitable for towels and bedding and houses the wall-mounted Worcester boiler. Doors lead from the landing to all three bedrooms and the bathroom.

#### Bedroom One

Bedroom one is a generous double room offering a calm and comfortable retreat. It is finished with carpeted flooring and a coved ceiling with central ceiling light. A single panelled radiator provides heating, and a UPVC double-glazed window to the rear elevation overlooks the garden, creating a pleasant outlook.

The room benefits from built-in wardrobes with mirrored sliding doors, fitted internally with rails and shelving, offering excellent storage. There is also an additional built-in wardrobe with rail and shelf above, further enhancing practicality without compromising space.

#### Bedroom Two

The second bedroom is another well-proportioned double room situated at the front of the property. It features wood-effect laminate flooring, a coved ceiling with central ceiling light and a single panelled radiator. A UPVC double-glazed window to the front elevation provides natural light. The room also includes a built-in wardrobe with rail and shelving, making it an ideal double bedroom for family members or guests.

#### Bedroom Three

The third bedroom is a good-sized and highly versatile space. It is large enough to accommodate a queen-size bed if desired, though it would also make an excellent spacious single bedroom, nursery, guest room or home office. The room is finished with wood-effect laminate flooring, a coved ceiling with central ceiling light and a single panelled radiator. A UPVC double-glazed window to the rear elevation overlooks the garden, offering a pleasant and peaceful outlook.

#### Family Bathroom

The family bathroom is a bright and contemporary space, finished with neutral tiling and a practical, easy-care floor. It features a white suite, including a basin with a modern mixer tap, a W/C, and a bath with a shower over, complete with a glass screen. A wall-mounted radiator provides heating, while a UPVC double-glazed window to the side elevation allows natural light to fill the room. The layout is both functional and inviting, creating a fresh, comfortable space suitable for everyday family use.

#### External

The property enjoys the advantages of a corner plot, with thoughtfully designed low-maintenance gardens to both the front and rear.

#### Rear Garden

To the rear, there is a distinctive decked seating area designed in a quarter semi-circular shape, providing an attractive and practical space for outdoor furniture, barbecues and entertaining. The remainder of the garden is laid with slate chippings, ensuring ease of maintenance while still offering a clean and modern aesthetic. There is a hardstanding area suitable for a shed, a personal access door leading into the garage, and a side gate providing access to the driveway. To the side of the property, off-road parking leads to the entrance of the single garage. A gravel pathway continues around to the front of the house.

Tel: 01352 700070

### Front Garden

The front garden is attractively arranged with gravel and slate chippings, complemented by flowering shrubs and bushes. A concrete pathway leads to the front entrance, and a dwarf brick wall surrounds the property, enhancing both privacy and kerb appeal.

### EPC Rating D

### Council Tax Band D

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.



## Road Map



## Hybrid Map



## Terrain Map



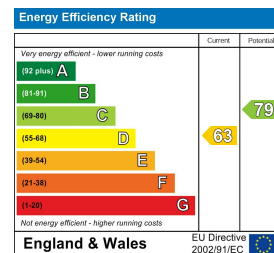
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.