



2 Tai Hydref, Sychdyn
Mold

£550,000


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

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2 Tai Hydref

Sychdyn, Mold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 5 BEDROOMS
- DETACHED HOUSE
- SMALL NEW BUILD DEVELOPMENT
- THREE STOREYS
- GARAGE AND OFF ROAD PARKING
- FULL NHBC
- UNDERFLOOR HEATING AND CENTRAL HEATING
- SOLAR PANELS
- 30FT HIGH END KITCHEN / FAMILY ROOM
- INTEGRATED APPLIANCES, GRANITE ISLAND AND FULL SIZED FRIDGE AND FREEZER


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Entrance Hallway

A spacious and welcoming entrance hallway with tiled floor warmed with underfloor heating, solid oak doors leading to a home office, cloakroom, understairs storage cupboard and kitchen/family room, a stylish oak staircase leading to the first floor with glazed panels ensuring the natural light flows throughout

Home Office

8' 1" x 7' 7" (2.46m x 2.31m)

A large floor to ceiling PVC double glazed window means this office is flooded with natural lights and carpeted floor which is warmed with underfloor heating

Cloak Room

A modern suite comprising a close coupled WC and wall mounted vanity wash hand basin with cupboard under, the tiled floor is warmed with underfloor heating

Kitchen / Family Room

30' 0" x 15' 1" (9.14m x 4.60m)

A stunning 30ft room offering the latest style in open plan family living, with a high spec Hillary fitted kitchen offering spacious wall, drawer and base units with integrated full sized fridge and freezer, built in eye level oven and inset induction hob with marble worktop and matching splashback. There is a large island with marble top and a sunken stainless steel sink unit with mixer tap, under there is an integrated dishwasher along with extra base units offering ample storage. The large tiled floor is warmed with underfloor heating and there are two large PVC double glazed windows overlooking the rear garden, plus a tri-fold PVC door which enhances summer living and encourages a truly social space. A solid oak door opens to the utility room



Utility

Marble worktop with matching splashbacks and sunken sink unit with mixer tap, tiled floor with underfloor heating and wall and base units, obscure PVC double glazed door opens to the side

First Floor Landing

Solid oak doors opening to the lounge, family bathroom and bedrooms one, two and five, oak staircase to the second floor and carpeted floors, wall mounted radiator, PVC double glazed window to the front flooding the spacious landing with sunlight, stairs to the second floor

Lounge

19' 0" x 13' 0" (5.79m x 3.96m)

A large and bright room with a beautiful chapel style feature PVC double glazed window to the front, carpeted floors and wall mounted radiator

Bedroom Five

12' 5" x 7' 6" (3.78m x 2.29m)

A carpeted room with floor to ceiling box bay window to the front aspect and wall mounted radiator

Family Bathroom

A modern suite comprising a panelled bath, a vanity wash hand basin with cupboards under and an enclosed cistern WC, tiled floor and part tiled walls, obscure PVC double glazed window to the side

Bedroom One

11' 10" x 11' 8" (3.61m x 3.56m)

A large bright room with carpeted floor, PVC double glazed window to the rear, wall mounted radiator, oak door opening to the ensuite



Ensuite

A modern suite comprising a double walk in shower cubical with power shower and glazed door, vanity wash hand basin with cupboards under and enclosed cistern, tiled floor, wall mounted towel radiator, obscure PVC double glazed window to the rear

Bedroom Two

15' 10" x 11' 8" (4.83m x 3.56m)

A bright room with PVC double glazed window to the rear and obscure PVC floor to ceiling double glazed window to the side, carpeted floor and wall mounted radiator

Second Floor Landing

Velux window to the front, oak doors to bedrooms three and four and bathroom

Bedroom Three

19' 7" x 13' 0" (5.97m x 3.96m)

PVC double glazed window to the rear aspect, obscure floor to ceiling PVC window to the side, wall mounted radiator and carpeted floor

Bedroom Four

19' 7" x 10' 10" (5.97m x 3.30m)

PVC double glazed window to the rear aspect, wall mounted radiator and carpeted floor

Bathroom

A modern suite comprising a walk in corner shower cubical with power shower, close coupled WC and circular wash hand basin with cupboard under, velux window to the rear, tiled walls and floor





FRONT GARDEN

A front garden with lawned area and pathway leading to a composite front door

REAR GARDEN

A large garden laid mostly to lawn with patio area and timber fencing surround, outside tap

GARAGE

Single Garage

A secure garage accessed via an electric roller shutter door with pedestrian access to the side, power points and lights

DRIVEWAY

3 Parking Spaces

A large driveway with off road parking for circa 3 vehicles








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