



3 Tai Hydref, Sychdyn

Mold

£550,000



### 3 Tai Hydref

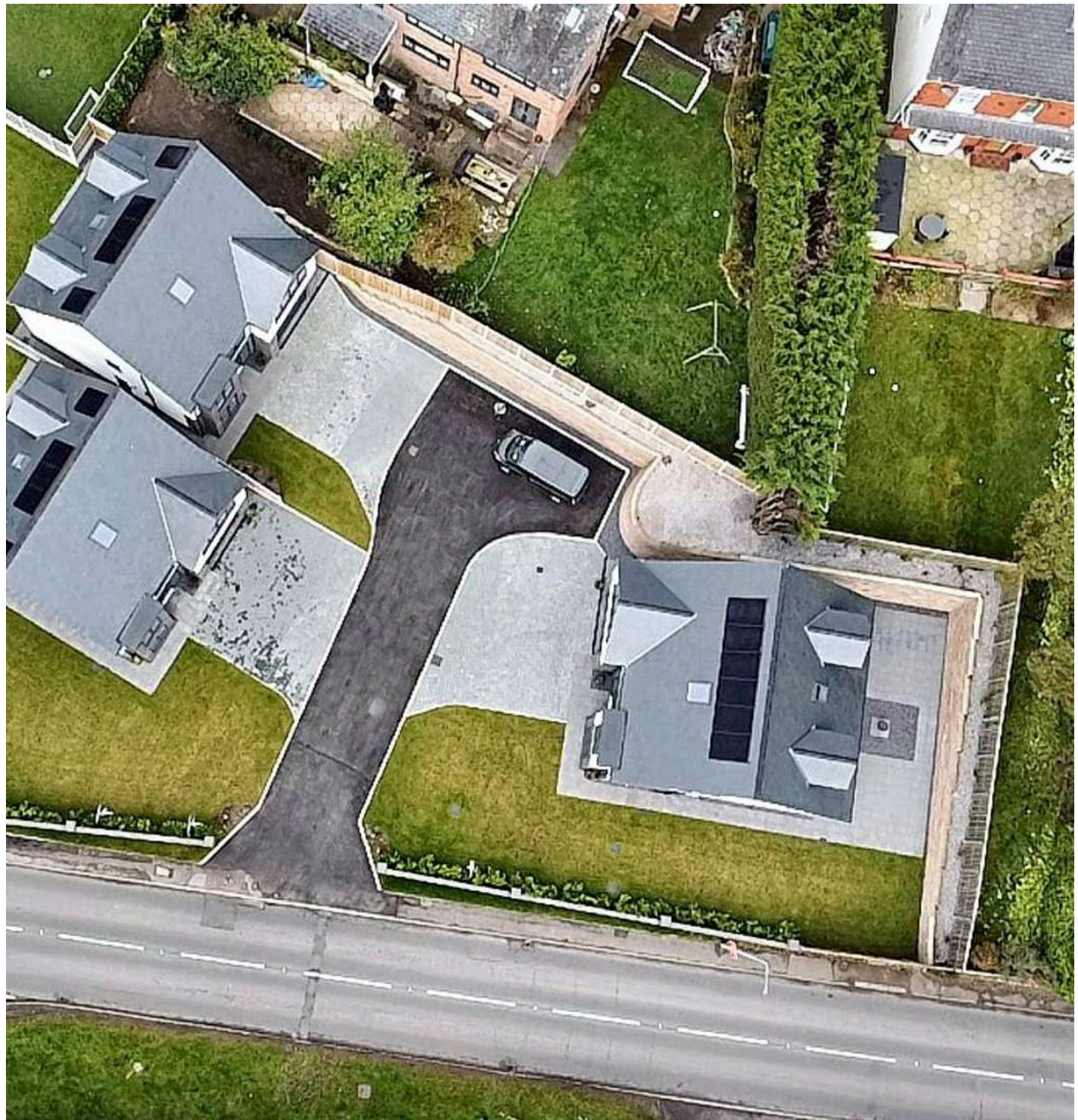
Sychdyn, Mold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G







### **Entrance Hallway**

A bright and welcoming hallway with tiled floor warmed with underfloor heating, solid oak doors opening to the home office, downstairs cloakroom, a spacious understairs storage cupboard and the kitchen/family room. A solid wood with toughened glass feature staircase leads to the first and second floors

### **Home Office**

8' 10" x 7' 7" (2.69m x 2.31m)

A very bright room with floor to ceiling PVC double glazed box bay window to the front aspect, carpeted and warmed with underfloor heating

### **Downstairs Cloakroom**

A modern suite comprising a close coupled WC and wall mounted wash hand vanity unit with cupboards under, tiled floor warmed by under floor heating

### **Kitchen / Family Room**

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

A stunning and grand kitchen family room spanning 30ft with large tiled floor, trifold PVC double glazed door which opens to allow the indoor to become the outdoor, two further floor to ceiling PVC double glazed windows which invite a vast amount of natural light. The kitchen area has a high end Hillarys fitted kitchen which incorporates a marble worktop with matching splash backs, full length integrated fridge and full length integrated freezer, and inset induction hob with separate built in eye level Neff oven, plus a large island with marble worktop integrated dishwasher plumbed in under, a sunken stainless steel sink with mixer tap and further cupboards under. A solid oak door opening to the utility room



**Utility Room**

7' 7" x 6' 6" (2.31m x 1.98m)

Marble worktop with matching splashbacks and a sunken stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, wall and base units, tiled floor, obscure PVC double glazed door opening to the side garden

**First Floor Landing**

Full carpeted with wall mounted radiator, PVC double glazed window to the front aspect, solid oak doors opening to the lounge family bathroom and bedrooms one, two and five

**Lounge**

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

A bright and spacious room with a stunning chapel style ornate PVC double glazed window to the front, carpeted and warmed with wall mounted radiator

**Bedroom Five**

12' 9" x 7' 6" (3.89m x 2.29m)

PVC double glazed box bay window to the front aspect, wall mounted radiator and carpeted floor

**Family Bathroom**

7' 7" x 6' 6" (2.31m x 1.98m)

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

**Bedroom One**

15' 0" x 11' 8" (4.57m x 3.56m)

A bright room with PVC double glazed window to the rear aspect and obscure PVC floor to ceiling window to the side, wall mounted radiator, carpeted floor, solid oak door to the ensuite bathroom



**Ensuite**

A modern high end suite comprising a double shower cubical with power shower and sliding glazed door, close coupled WC and vanity wash hand basin with cupboards under, tiled floor and part tiled walls, obscure PVC double glazed window to the rear

**Bedroom Two**

15' 0" x 11' 8" (4.57m x 3.56m)

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

**Second Floor Landing**

Solid oak doors opening to the bedrooms three and four and bathroom, wall mounted radiator, carpeted floor, velux roof window

**Bedroom Three**

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

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

**Bedroom Four**

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

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

**Bathroom**

A modern suite comprising a corner shower cubical with power shower, close coupled WC and circular wash hand basin with mixer tap with granite worktop and cupboards under, part tiled walls, tiled floor, velux window to the rear





### **FRONT GARDEN**

A front garden with a lawned area offering access to the wrap around garden

### **REAR GARDEN**

A large enclosed area laid to decorative patio with high walls and timber fencing allowing complete privacy, a perfect spot to entertaining

### **GARDEN**

There is a large lawned area wrapped around the property that could be enclosed to offer a great sized garden laid to lawn with newly planted fast growing shrubs and timber fencing surround, outside tap

### **DRIVEWAY**

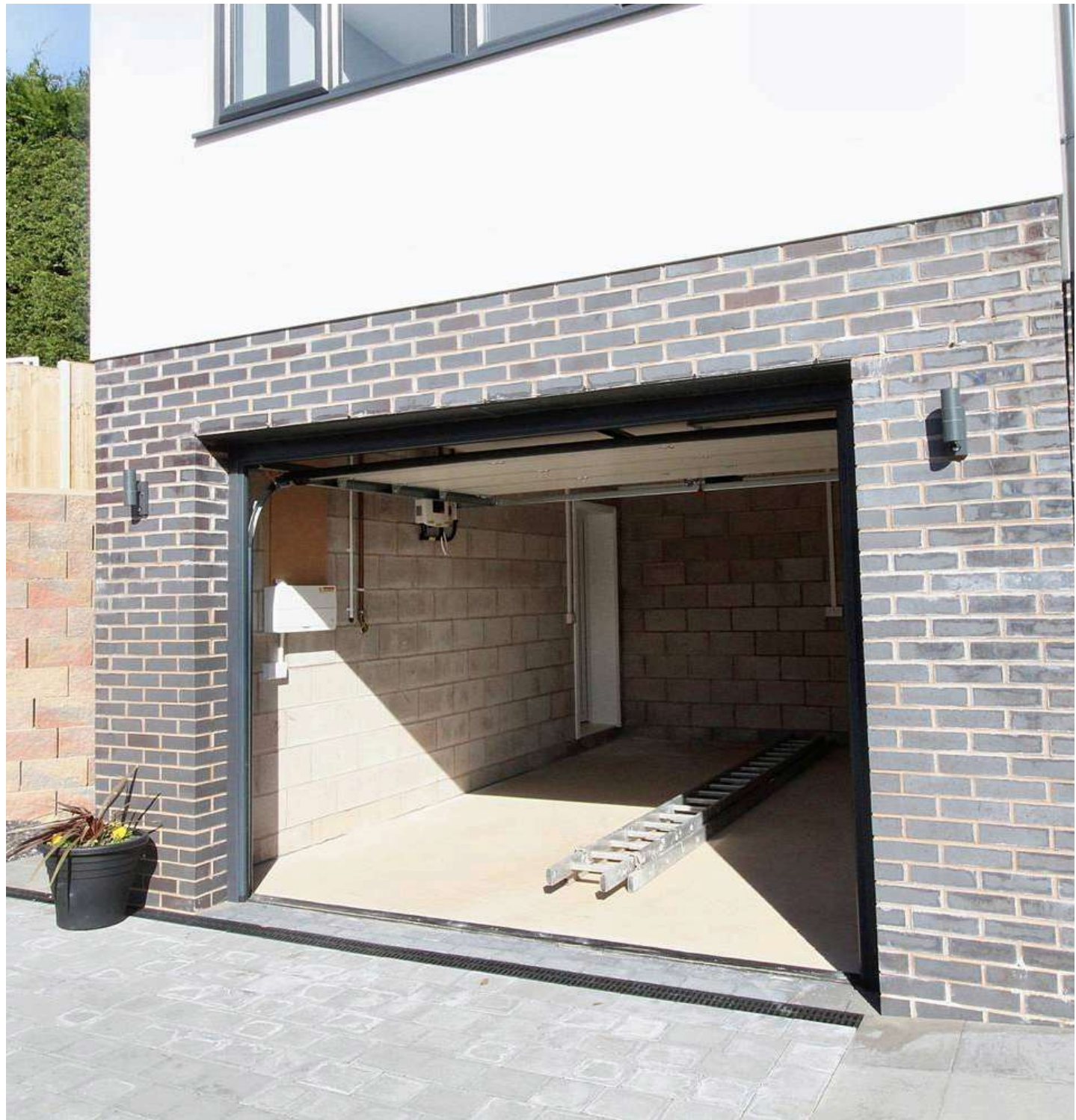
3 Parking Spaces

A large driveway with access to circa 3 vehicles to the front of the property

### **GARAGE**

Single Garage

An 18ft 5 x 12ft 5 garage accessed via an electronic roller shutter door, plus additional side pedestrian access, power points and lights





If you would like to arrange a viewing, please contact

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