



**Duke Street**  
Sychdyn, Mold

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£210,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

## Duke Street

Sychdyn, Mold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO BEDROOM COTTAGE
- PRE 1900'S PERIOD PROPERTY WITH ORIGINAL FEATURES
- ORIGINAL STONE INGLENOK FIREPLACE WITH LOG BURNER
- GENEROUS COTTAGE STYLE KITCHEN
- 120FT REAR GARDEN WITH LARGE CHICKEN COOP
- SET ON A QUIET LANE ON A POPULAR RESIDENTIAL ESTATE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PERFECT FIRST HOME OR DOWNSIZER PROPERTY
- EXCELLENT ACCESS TO MOLD, CHESTER SND NORTH WALES

  
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### Lounge

12' 7" x 12' 5" (3.84m x 3.79m)

Accessed via a composite stable door with wood laminate flooring, PVC double glazed window to the front, original stone inglenook fireplace with log burner, oak beamed ceiling, wall mounted radiator, door opening to the kitchen/diner

### Kitchen/Diner

15' 0" x 12' 7" (4.57m x 3.84m)

A cottage style kitchen with a range of wall, drawer and base units, worktop with sink unit and mixer tap, built in oven with induction hob over and extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for an AGA oven, tiled floor, stairs to the first floor, PVC double glazed window overlooking the rear garden, composite door opening to the rear garden



## First Floor Landing

Doors to bedrooms and bathroom

### Bedroom One

12' 7" x 12' 5" (3.83m x 3.79m)

PVC double glazed window to the front, wall mounted radiator, built in 4 door wardrobe, built in storage cupboard, access to roof space

### Bedroom Two

10' 7" x 6' 7" (3.23m x 2.01m)

PVC double glazed window to the rear, wall mounted radiator

### Bathroom

7' 9" x 5' 9" (2.36m x 1.75m)

A modern suite comprising a p-shaped bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, tiled walls and floor, wall mounted towel radiator, wall mounted radiator, obscure PVC double glazed window to the rear





### REAR GARDEN

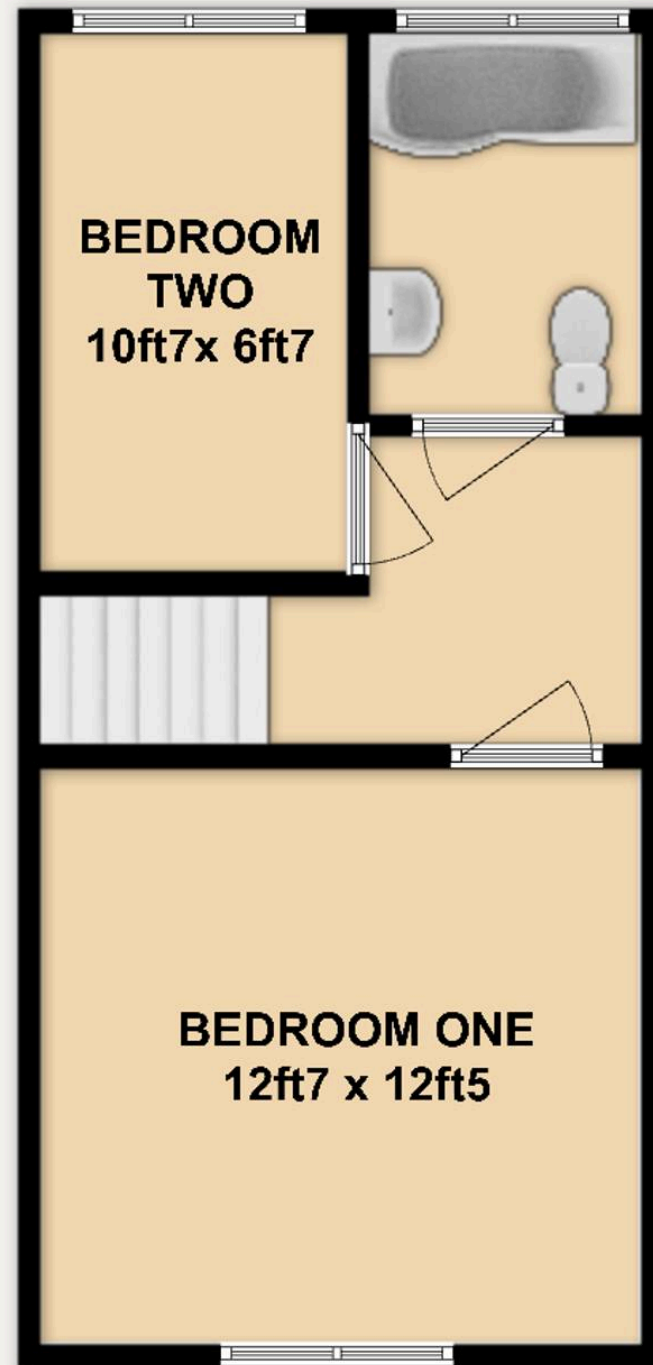
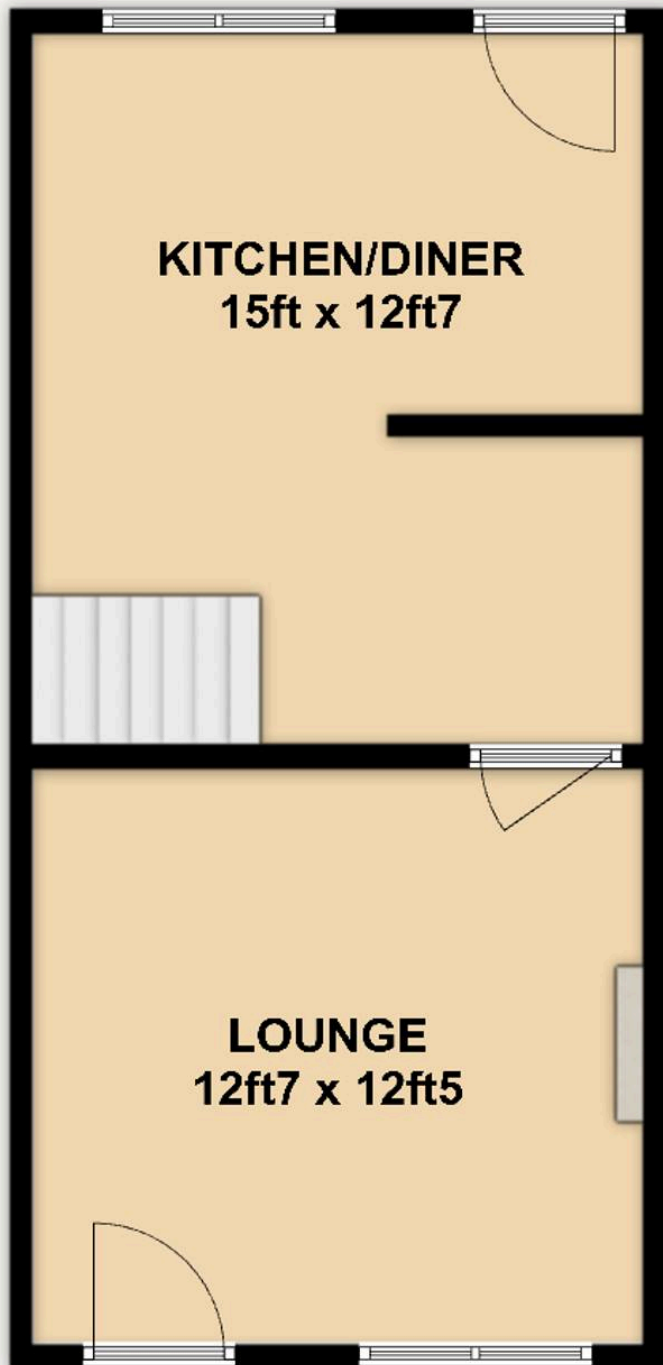
A large and mature garden laid to lawn with patio area, pathway and a wealth of mature trees and shrubs, two timber storage sheds and a 30ft x 18ft chicken coop, outside tap and power points with timber fencing surround

### FRONT GARDEN

Accessed via an iron gate with mature shrubs and original brick surround









# SWAIN HENNESSEY

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To arrange a viewing, please contact

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