



**Maes Gruffydd**  
Sychdyn

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

OIEO £240,000

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



## 9 Maes Gruffydd

Sychdyn, Mold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED HOUSE
- SET AT THE HEAD OF A QUIET CUL DE SAC
- OFF ROAD PARKING FOR 3 VEHICLES
- PERFECT FIRST HOME OR FAMILY HOME
- EXCELLENT ACCESS TO MOLD, NORTHOP VILLAGE AND A55
- DESIRABLE LOCATION
- 17ft KITCHEN/DINER PLUS PANTRY
- CHAIN FREE
- NEW BOILER FITTED 2025



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**Entrance Hallway**

Accessed via a composite door with wall mounted radiator, wood laminate floor, stairs to the first floor, wood panelled door to the lounge

**Lounge**

14' 6" x 13' 3" (4.42m x 4.04m)

PVC double glazed window to the front, wall mounted radiator, wall mounted gas fire with mantle, wood laminate floor, door to the kitchen/diner

**Kitchen/Diner**

17' 0" x 9' 9" (5.18m x 2.97m)

A range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit, space for a fridge freezer, plumbing for washing machine, space for an oven, two PVC double glazed windows to the rear, obscure PVC double glazed door opening to the rear garden, wall mounted radiator, wooden door opening to an understairs pantry cupboard with power points and lights

**First Floor Landing**

Doors to bedrooms and bathroom, wall mounted radiator, access to roof space





**Bedroom One**

14' 6" x 10' 7" (4.42m x 3.23m)

PVC double glazed window to the front aspect, wall mounted radiator, built in cupboards

**Bedroom Two**

10' 6" x 9' 9" (3.20m x 2.97m)

PVC double glazed window to the rear with field views, wall mounted radiator

**Bathroom**

5' 7" x 6' 0" (1.70m x 1.83m)

A fitted suite comprising a panelled bath with electric shower plumbed in over, close coupled WC and pedestal wash hand basin, tiled walls, obscure PVC double glazed window to the rear







## **GARDEN**

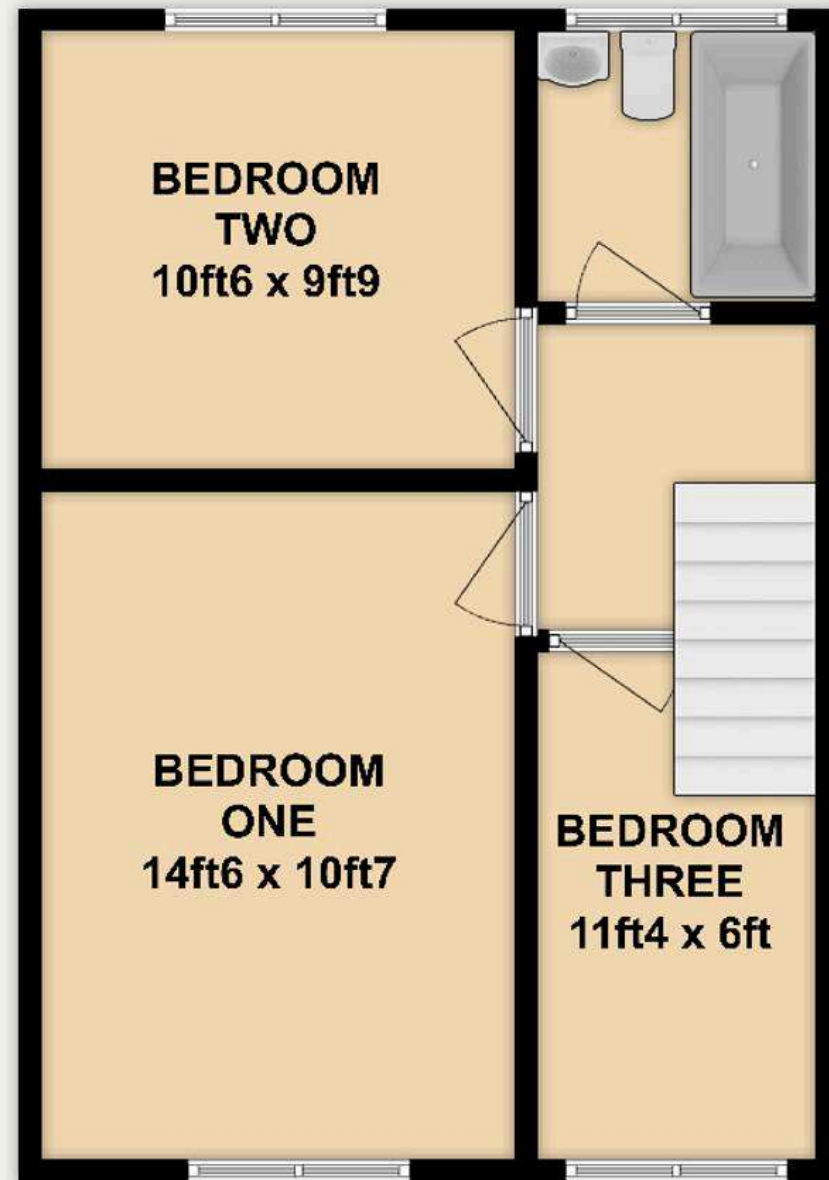
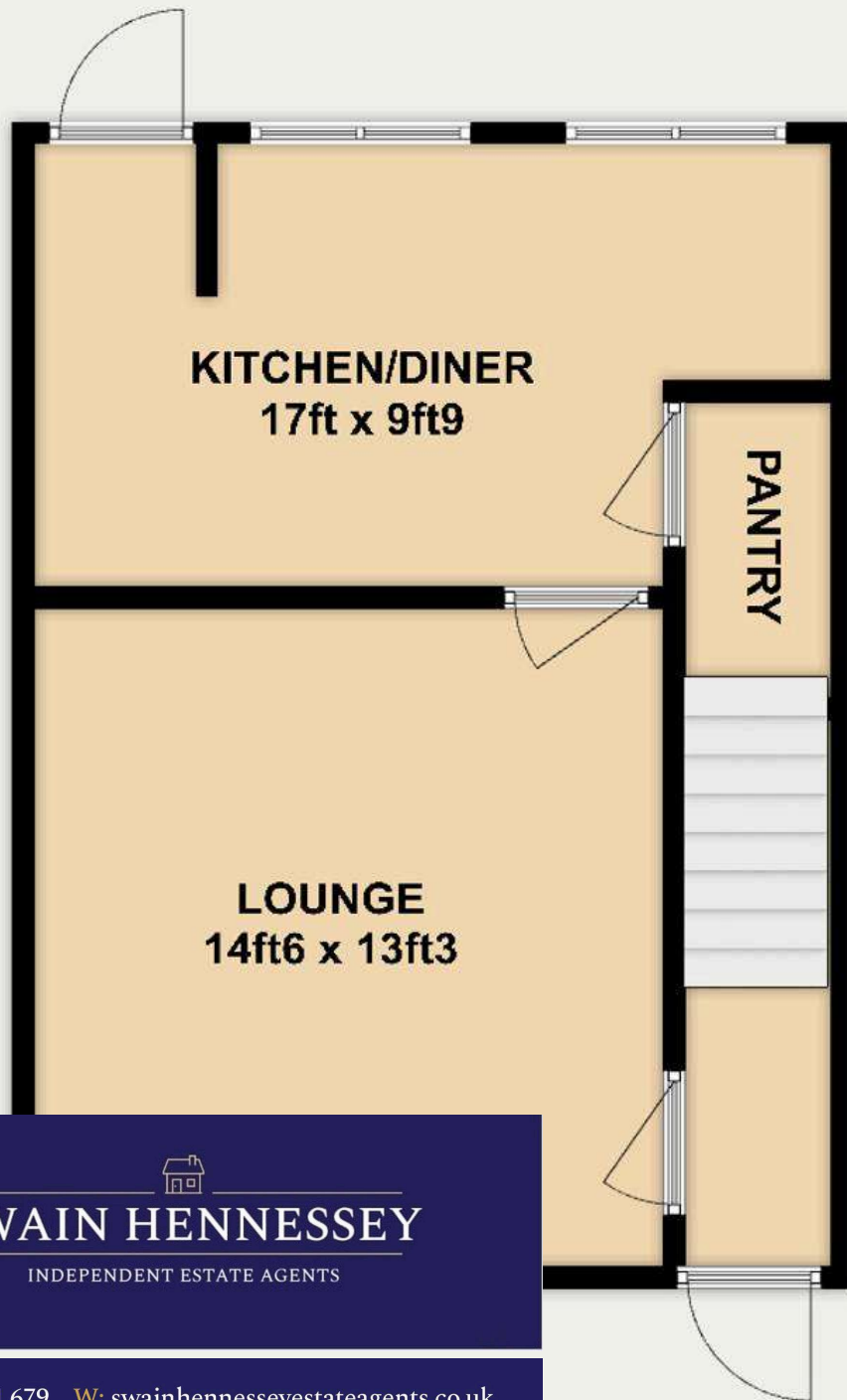
Low maintenance garden with timber fencing surround, patio area, decorative pebbles, timber storage shed and access to the front via a timber gate with outside tap

## **DRIVEWAY**

3 Parking Spaces

A spacious driveway to the front with off road parking for circa 3 vehicles





  
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