



42 New Brighton Road
Sychdyn, Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£260,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

New Brighton Road, Sychdyn, Mold

Charming 3-bed house in Sychdyn village, with potential for expansion. Recently refurbished to high standard, modern features, 80ft garden, summerhouse, off-road parking. Ideal for families, near schools. Ready to move in, with scope for customisation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 BEDROOMS
- REFURBISHED TO A GREAT STANDARD
- UPDATED ELECTRICS AND HEATING
- 80FT PRIVATE REAR GARDEN WITH A 5 METER SUMMERHOUSE
- LARGER THAN AVERAGE MODERN 4-PIECE FAMILY BATHROOM
- SUSPENDED TIMBER FLOORS
- EASY ACCESS TO MOLD AND SET IN A DESIRABLE VILLAGE
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED AND READY TO MOVE INTO
- PERFECT FAMILY HOME


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Entrance Hallway

Laminate floor, wall mounted radiator, stairs to the first floor, PVC double glazed window to the side, Oak doors to an understairs storage cupboard, Oak door opening to the lounge and kitchen/diner

Lounge

14' 9" x 11' 3" (4.50m x 3.43m)

Suspended timber floor, PVC double glazed fan bay window to the front aspect, chimney with reclaimed Oak mantle, stylish wall mounted vertical panel radiator

Kitchen/Diner

18' 0" x 9' 8" (5.49m x 2.95m)

A spacious bright room with a range of fitted wall, drawer and base units, worktop with matching splashbacks, space for a gas oven with canopy extractor hood over, integrated fridge and freezer and integrated washing machine, inset stainless steel sink unit with mixer tap. Tiled floor, wall mounted radiator, PVC double glazed window to the side and rear, obscure PVC double glazed door opening to the rear garden

First Floor Landing

Suspended timber floors, PVC double glazed window to the side, Oak doors opening to the bedrooms and bathroom



Bathroom

8' 1" x 7' 4" (2.46m x 2.24m)

A modern 4 piece suite comprising a walk in shower cubical with wall mounted shower, panelled bath, close coupled WC and pedestal wash hand basin. Part tiled walls, towel radiator, PVC obscure double glazed window to the rear, tiled floor

Bedroom One

13' 2" x 9' 2" (4.01m x 2.79m)

PVC double glazed window to the front aspect, wall mounted radiator, suspended timber floor

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

PVC double glazed window to the rear aspect with views over the Clwydian Range, wall mounted radiator, suspended timber floor

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

PVC double glazed window to the front aspect, wall mounted radiator, suspended timber floor

Summer House / Potential Home Office

16' 5" x 9' 10" (5.00m x 3.00m)

A well presented secure room located at the foot of the 80ft garden, a perfect entertaining space or would make a suitable home office and has a gravelled seating area to the front





FRONT GARDEN

Laid to golden gravel with mature shrubs, timber fencing surround and access to the rear garden via a timber gate. Slate effect stone steps leading to a composite door which opens to the entrance hallway

REAR GARDEN

80' 0" x 20' 0" (24.38m x 6.1m)

A vast garden laid mostly to lawn with high hedges offering seclusion and privacy. There is a patio area laid to golden gravel with patio, timber storage shed, outside tap and access to the front via a timber gate. The large lawn area has well established plants and shrubs along the flower beds which leads to a summerhouse with a gravelled seating area to the front

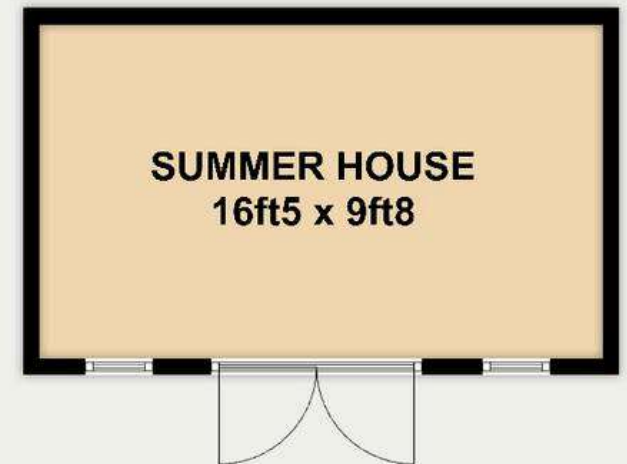
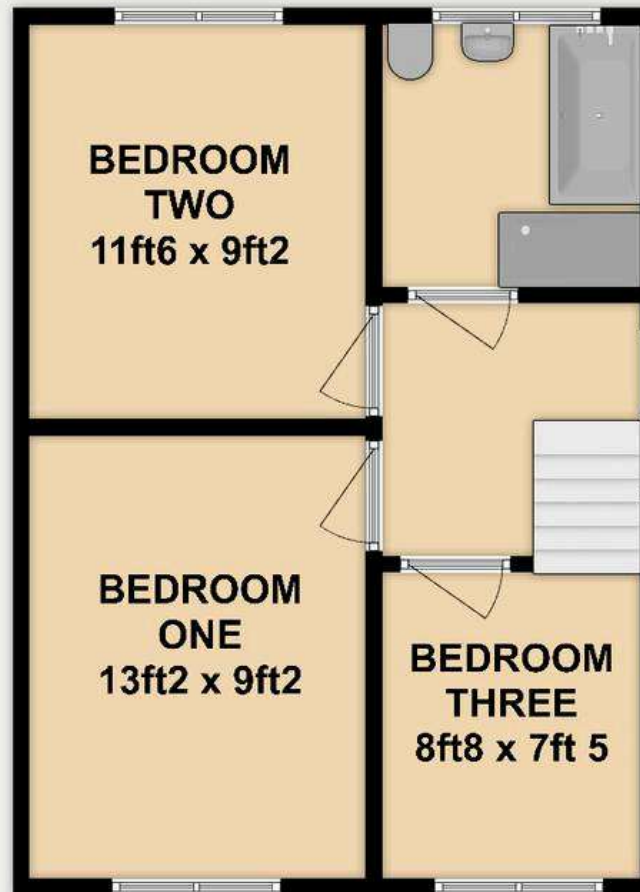
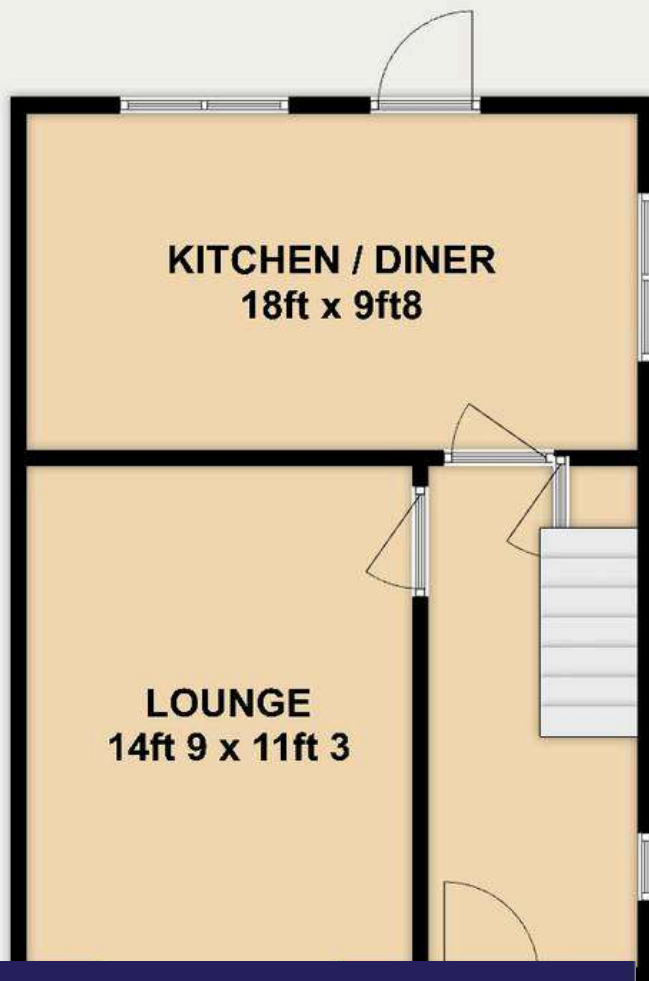
DRIVEWAY

4 Parking Spaces

A large driveway laid to golden gravel offering parking for circa 4 vehicles








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