



## Pant Glas, Sychdyn, CH7 6SY

OFFERS IN THE REGION OF £180,000

3 BEDROOMS • SEMI DETACHED HOUSE • LARGE DRIVEWAY • DETACHED GARAGE • CHAIN FREE • IN NEED OF SOME MODERNISATION • PERFECT FIRST HOME • FRONT AND REAR GARDENS • EXCELLENT LOCATION • QUIET SMALL ESTATE  
• EASY ACCESS TO A55, LIVERPOOL, MANCHESTER, CHESTER AND NORTH WALES





### Entrance Hallway

Doors to lounge, kitchen and large understairs storage cupboard, stairs the first floor, wall mounted radiator

### Lounge

20' 0" x 12' 2" (6.10m x 3.71m)

PVC double glazed windows to the front and rear, wall mounted radiator, feature brick fire place with gas fire

### Kitchen/Diner

12' 4' 0" x 10' 7" (3.78m x 3.23m)

A range of fitted wall, drawer and base units, worktop with stainless steel sink unit, inset hob with built in oven under and extractor hood over, breakfast bar area, plumbing for washing machine and space for a fridge/freezer. PVC double glazed window to the rear garden and side aspect, PVC double glazed door opening to the rear garden, wall mounted radiator, wall mounted combination boiler fitted in 2023





### **First floor landing**

PVC double glazed window to the front aspect, doors to bedrooms and bathroom, access to roof space

### **Bedroom Two**

12' 3" x 7' 8" (3.73m x 2.34m)

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

### **Bedroom One**

12' 3" x 10' 6" (3.73m x 3.20m)

PVC double glazed window to the rear aspect, wall mounted radiator, built in wardrobe

### **Bedroom Three**

11' 6" x 7' 7" (3.51m x 2.31m)

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

### **Bathroom**

7' 6" x 6' 4" (2.29m x 1.93m)

A suite comprising a cast iron bath, pedestal wash hand basin and close coupled WC, part tiled walls, wall mounted radiator, obscure PVC double glazed window to the side







#### **FRONT GARDEN**

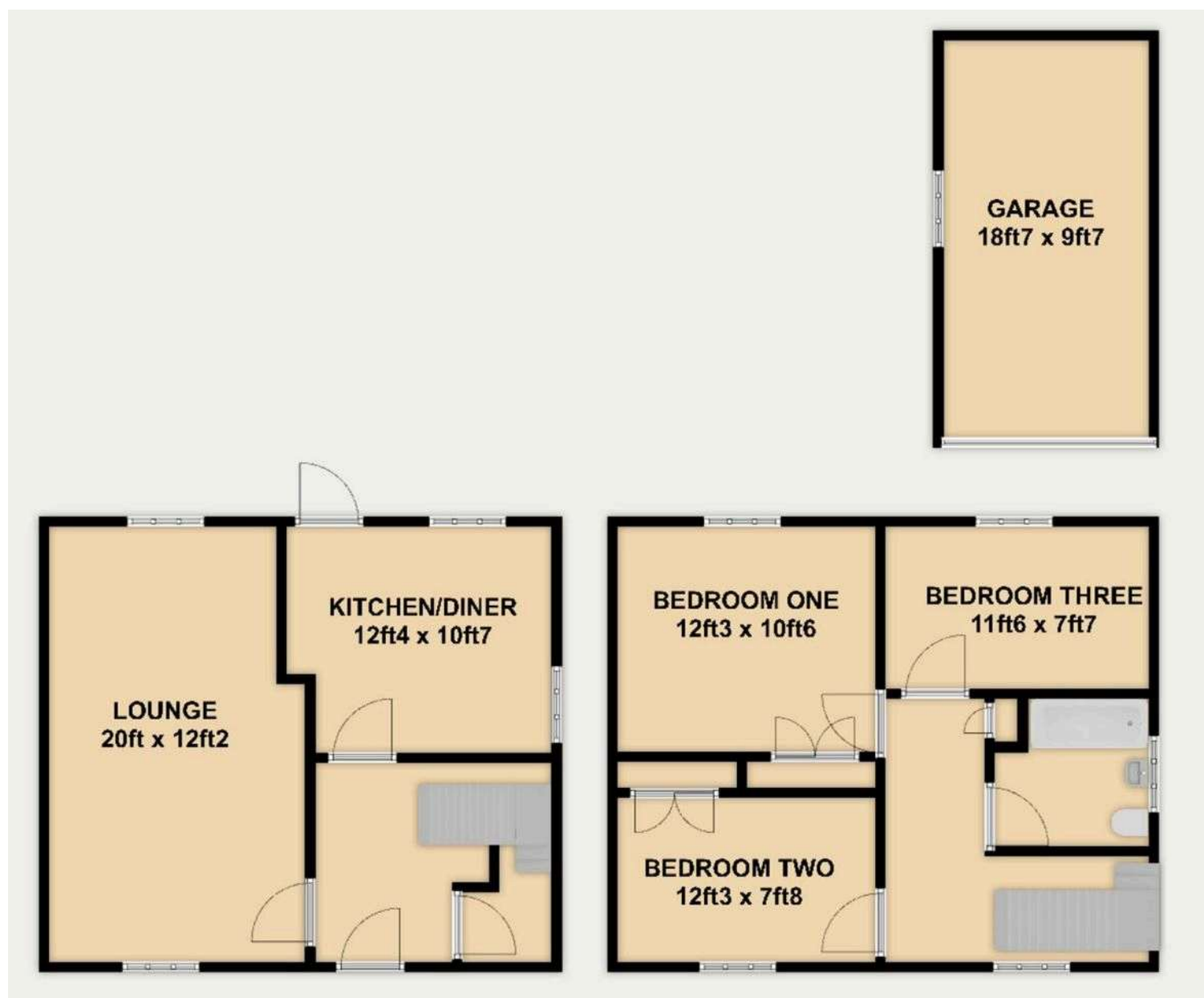
A front garden laid to lawn with low level brick wall surround, pathway leading to a composite door which opens to the entrance hallway

#### **REAR GARDEN**

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







You can include any text here. The text can be modified upon generating your brochure.





# SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing on the property,  
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