



## 15 Bryn Hyfryd

Sychdyn, Mold, CH7 6FB

Offers Over £300,000





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### Accommodation Comprises

The property is approached via a block paved driveway providing ample 'off road' parking leading to the front entrance.

Composite front door with frosted glass inset leads into:

### Reception Hallway

A graceful turned staircase with pristine white spindles ascends to the first floor, enhanced by a deep storage cupboard beneath. The space is beautifully finished with a high-gloss marble-effect tiled floor, classic dado rail, and sleek white panelled doors leading to each room, creating a refined and sophisticated first impression.

### Lounge

13'3" x 12'0" (4.06m x 3.68m)

The newly fitted log burner creates an inviting focal point, set on a slate hearth with a rustic wooden mantel above, bringing warmth and character to the room. A white uPVC double-glazed window to the front fills the space with soft natural light, beautifully complemented by the Kardean wood-effect flooring underfoot. The coved ceiling, radiator, and convenient media connections enhance everyday comfort, while a wide opening flows effortlessly into the dining area, creating a sociable and welcoming layout ideal for both family life and entertaining.

### Dining Area

11'1" x 9'10" (3.40m x 3.02m)

The Kardean wood-effect flooring flows seamlessly into the dining area, creating a cohesive and elegant look. Finished with a coved ceiling and radiator, the room is further enhanced by striking feature pendant lights positioned above the dining table, adding a touch of luxury and sophistication. A set of double-glazed sliding patio doors opens directly into the conservatory, flooding the space with natural light and offering an effortless transition between indoor and outdoor living.

### Conservatory

12'11" x 10'5" (3.94m x 3.20m)

A generously proportioned conservatory, recently upgraded with a solid roof, allowing the room to be enjoyed comfortably throughout the year, whatever the weather. Constructed on a brick base, it features dark wood-effect uPVC double-glazed windows and matching French doors that open onto the paved patio and gardens, seamlessly connecting indoor and outdoor living. The space is enhanced by wall-mounted light points, high-quality laminate wood-effect flooring with electric underfloor heating, and ample power points, creating a stylish, versatile, and inviting environment for relaxing or entertaining.

### Kitchen

11'10" x 9'10" (3.61m x 3m)

A beautifully appointed kitchen featuring a modern range of high-gloss white base and wall units, complemented by contrasting solid granite work surfaces and an integrated corner breakfast bar. The space is finished with an attractive tiled splashback, a one-and-a-half stainless steel sink with mixer tap, and provision for a gas range-style cooker with a fitted extractor hood. Additional features include a void for an American-style fridge freezer, integrated dishwasher, feature plinth lighting, tiled flooring, and a radiator. The kitchen flows seamlessly into the utility room, combining style, practicality, and modern convenience.

### Utility

8'11" x 5'4" (2.72m x 1.63m)

The utility room is fitted with matching base and wall units to the kitchen, complemented by solid granite work surfaces and a stainless steel sink with mixer tap, set against a stylish tiled splashback. Practical features include plumbing for a washing machine, a cupboard housing the gas-fired central heating boiler, tiled flooring, radiator, and extractor fan. A uPVC double-glazed exterior door provides convenient access to the side elevation, combining functionality with a clean, modern finish.

### Study/Playroom

10'4" x 8'11" (3.15m x 2.72m)

Currently arranged as a versatile playroom and home office, this space could easily be adapted as a ground-floor bedroom if required. A white uPVC double-glazed window to the front floods the room with natural light, complemented by Kardean wood-effect flooring and a radiator, creating a bright, flexible, and stylish space suitable for a variety of uses.

### Cloakroom

6'0" x 2'11" (1.83m x 0.89m)

A stylish cloakroom fitted with a contemporary white suite, including a low-flush WC and a wash hand basin with mixer tap set into a sleek white cabinet. The high-gloss, marble-effect tiled flooring continues from the adjoining spaces, while a radiator and a uPVC double-glazed window to the side elevation complete this elegant and practical room.

### Stairs From Hallway Rise To

### Landing

A bright and spacious landing providing access to all first-floor rooms via elegant white panelled doors. Loft access and an airing cupboard offer practical storage, while additional built-in storage solutions ensure the space remains both functional and uncluttered, creating a welcoming and well-organised hub for the upper floor.

### Principal Bedroom

11'10" x 10'4" (3.63m x 3.15m)

A spacious and elegant principal suite, featuring a white uPVC double-glazed window to the front, a deep built-in wardrobe, TV aerial point, and radiator. The room also benefits from a dedicated storage cupboard with shelving and hanging rails, while a stylish en suite bathroom completes this luxurious retreat, providing comfort, convenience, and a sense of indulgence.

### En Suite

7'9" x 2'8" (2.364m x 0.836m)

The en suite is beautifully appointed with a contemporary two-piece suite, featuring a shower enclosure with marble-effect laminate wall panelling, folding screen, and electric shower unit. A sleek wash hand basin with fitted cabinet beneath, chrome towel radiator, extractor fan, and a white uPVC double-glazed window to the side elevation complete this stylish and practical space, perfectly complementing the principal bedroom.

### Bedroom Two

11'10" x 10'5" (3.63m x 3.18m)

A bright and comfortable double bedroom with a double-glazed window overlooking the garden, providing a pleasant view and natural light. Finished with laminate wood-effect flooring, a radiator, and a built-in cupboard, the room combines practicality with a clean, stylish aesthetic, making it an inviting and versatile space.

### Bedroom Three

10'5" x 9'3" (3.20m x 2.82m)

A charming double bedroom featuring a white uPVC double-glazed window to the front, allowing natural light to fill the room. The space is complemented by a built-in cupboard and radiator, combining practical storage with a bright and welcoming atmosphere.

### Bedroom Four

10'5" x 9'3" (including wardrobes) (3.20m x 2.82m (including wardrobes))

A well-proportioned bedroom with a double-glazed window overlooking the rear, filling the room with natural light. The space is complemented by a radiator and a fitted, mirror-fronted wardrobe, combining practical storage with a bright and stylish interior.

### Family Bathroom

6'11" x 5'10" (2.13m x 1.78m)

The family bathroom is beautifully appointed with a contemporary three-piece white suite. It features a panelled bath with mixer tap, electric shower, and folding screen, a vanity wash basin with fitted cabinet beneath, and a low-flush WC with concealed cistern. Fully tiled walls, a chrome towel radiator, shaver point, extractor fan, recessed ceiling lighting, and a frosted double-glazed window combine to create a stylish, modern, and practical space.

### Outside

To the front, the property is approached via a wide brick driveway providing parking for two vehicles, bordered by an established hedge and complemented by an exterior light. Gated access to the side leads seamlessly through to the rear garden. The private rear garden has been beautifully landscaped, featuring a generously paved patio ideal for outdoor entertaining and a low-maintenance artificial lawn. Enclosed by fencing, with an outside tap and lighting, the space offers a perfect blend of style, functionality, and privacy for year-round enjoyment.

Tel: 01352 700070

EPC Rating - D

Council Tax Band F

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### Services

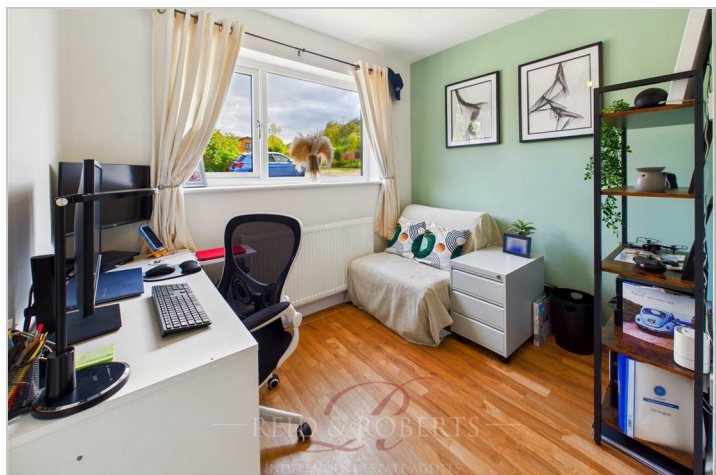
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Road Map



Hybrid Map



Terrain Map



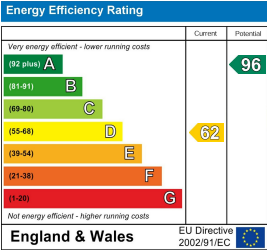
Floor Plan



Viewing

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Energy Efficiency Graph



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