



## 11 Pen Y Pentre

Sychdyn, CH7 6EZ

£360,000



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## Accommodation Comprises

The property is approached via a concrete driveway and a paved stepping stone path set within a small lawned area, leading to a double UPVC front door with decorative glazed inset.

## Entrance Porch

You are welcomed into the property via a modern UPVC double glazed door with frosted inset, stepping into a characterful entrance porch that sets the tone for the rest of the home. The porch features charming exposed brick walls, wood effect laminate flooring, and a wall mounted security light. This is a warm, inviting space that creates a striking first impression before leading through double wooden doors with glass insets into the hallway.

## Entrance Hallway

The entrance hallway is a bright and spacious central point in the home, providing access to the main living spaces. It features a single panel radiator, a wall mounted thermostat, and two useful storage cupboards one currently used as a coat room with hanging rails and shelving, the other housing the electrics and perfect for cleaning supplies or general storage. The open staircase leads up to the first floor accommodation, while the welcoming feel and generous layout make this a practical and attractive space.

## Lounge

The lounge is a beautifully presented and spacious room, full of character and comfort. A standout feature is the contemporary log burner, which sits proudly on a stone hearth, offering both visual appeal and a cosy focal point (log burner not included in sale). The room benefits from a large UPVC double glazed window to the front elevation, complete with top opener and elegant cross pane detailing, allowing natural light to pour in. The textured and coved ceilings add an extra touch of charm, and a double panel radiator is positioned beneath the window for warmth and efficiency.

## Guest Bedroom (Bedroom Two)

Located on the ground floor, this double bedroom is currently used as a guest room and provides a peaceful and private retreat. A UPVC double glazed window overlooks the front elevation, and the room is completed by coved ceilings, a central ceiling light point, and a double panel radiator. The neutral décor and generous proportions make this a versatile space for guests, a home office, or a secondary sitting room.

## Kitchen

The kitchen is beautifully appointed with a comprehensive range of wall, base, and drawer units, topped with attractive marble effect work surfaces and matching splashbacks. At its heart is a one and a half stainless steel sink with drainer and mixer tap, set beneath a large UPVC double glazed window that frames spectacular rear views of the garden and open fields beyond. There is space and plumbing for a dishwasher, a void for a freestanding fridge freezer, and the kitchen includes a built in Hotpoint oven, induction hob, and stainless steel extractor fan. Wood effect laminate flooring adds warmth and style, and a wooden door with a glazed inset leads into the utility room.

## Utility Room

The separate utility room is a practical and stylish extension of the kitchen. It features quarry tiled flooring, exposed brick walls, and a range of matching wall

and drawer units. A Belfast sink with mixer tap provides a touch of rustic charm, while there are voids and plumbing for a washing machine, tumble dryer, and additional fridge or freezer. The room benefits from a UPVC double glazed window to the rear, another to the side, and two external doors, one with a cat flap and access to the front, and the other opening to the rear garden. This is a hardworking and highly functional space, ideal for busy households.

## Downstairs Bathroom

The ground floor bathroom is finished to a high standard with a modern three piece suite, comprising a panelled bath with mains shower and handheld attachment, a stylish floating vanity unit with integrated wash hand basin and storage drawers, and a low flush WC. The room is fully tiled for a clean, contemporary look and includes a chrome heated towel rail, an extractor fan, and two frosted UPVC double glazed windows with top openers to the side elevation, bringing in light while maintaining privacy.

## Dining Room/Family Room

This bright and spacious reception room was originally two separate rooms, now opened into one large area currently used as a formal dining and family room. It features two sets of French doors, each with glazed UPVC windows, opening directly onto the patio and rear garden. The room is flooded with light and perfect for entertaining or relaxing with the family. Coved ceilings and dual ceiling light points add a touch of elegance, while two double panel radiators ensure the space stays comfortable year round.

## Stairs Rising To First Floor Accommodation

### Principle Bedroom

The main bedroom suite is a true sanctuary. Generously sized and beautifully styled, it boasts built in wardrobes, drawers, and matching bedside units, offering ample integrated storage. A large rear facing UPVC double glazed window frames spectacular views over the garden and fields, creating a serene backdrop. The room is finished with coved ceilings, a central ceiling light, and a single panel radiator, combining comfort with an undeniable wow factor.

### En-Suite Bathroom

The en-suite bathroom is well appointed and features a four piece suite, including a corner shower with UPVC splashback panels and power shower, a low flush WC, a bidet, and a wash hand basin set in a floating vanity unit with five drawers. A frosted UPVC double glazed window with a top opener provides light and privacy. Additional features include tile effect vinyl flooring, tiled splashbacks, a ceiling light, and an extractor fan. This is a bright and practical en-suite with a touch of luxury.

### Bedroom Three & Dressing/Office Space

The third bedroom, also located upstairs, offers excellent proportions and exceptional views. It includes a large UPVC double glazed window with both top and side openers, again showcasing the breath taking outlook. A door leads into an additional flexible space, currently used as an office but also ideal as a dressing room or nursery. This area also houses the Worcester combi boiler (serviced in February), has a sloped ceiling, fitted shelving, ceiling light, and access to eaves storage. An ideal setup for those needing extra flexibility or storage.

Tel: 01352 700070

### Rear Garden

The rear garden is a real standout feature of the property. Generously sized and expertly landscaped, it includes a paved patio area with a wooden pergola, ideal for alfresco dining and entertaining. Steps lead down to a decorative stoned area and a beautiful wildlife pond, creating a tranquil setting. A range of mature plants, shrubs, and small trees offer year round colour and privacy, while a large lawn section provides ample space for children or pets to play. A UPVC door offers access to the garage, which is larger than average and includes space for a vehicle and a workshop or storage.

### Garage

The garage is an impressive space in itself. With room to accommodate a car, as well as an additional workshop or storage area, it's ideal for hobbyists, DIY enthusiasts, or those simply in need of extra space. It is easily accessed from the garden and could be further adapted to suit a variety of needs.

### EPC Rating TBC

### Council Tax Band E

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

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## Energy Efficiency Graph



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