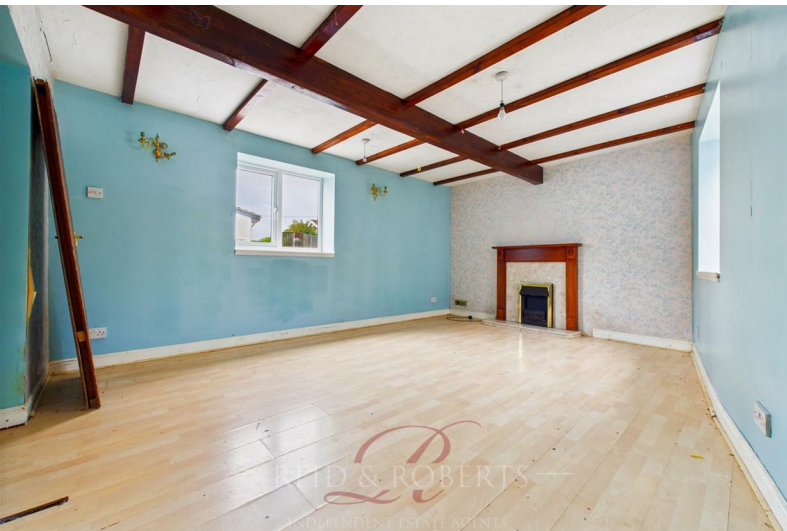




Yr Helygen Main Road

Sychdyn, CH7 6EA

£170,000



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IMPORTANT NOTE

The property is affected by subsidence to the rear left section of the building. This is evident from visible cracking on the roadside, rear, and right-hand elevations, as well as internally between the bedroom and landing. It is recommended that this part of the property undergo underpinning or another form of suitable foundation strengthening.

Accommodation Comprises

The property is approached via the brick paved driveway leading to a welcoming front door, framed by UPVC double glazed windows on either side, sets the tone for the property.

Entrance Hallway

The entrance hall features tiled flooring, a ceiling light, and ample storage with a cupboard fitted with a hanging rail and a further shelved storage cupboard. Doors lead directly into the kitchen and to the right hand side. Power points, a panelled radiator, and single glazed windows looking into the kitchen complete the space.

Kitchen

A functional kitchen with tiled flooring, an integrated cooker and four ring hob, and plentiful storage options. A one and a half bowl stainless steel sink with drainer and mixer tap sits beneath a UPVC double glazed window. The room offers space for a washing machine, houses the Worcester boiler, and provides additional shelving and storage. Finished with tiled, wallpapered, and wood panelled walls, fluorescent strip lighting, power points, and a panelled radiator.

Inner Hallway

Step up into the inner hall with laminate flooring, a ceiling light, and a smoke alarm. Stairs rise to the first floor accommodation with the benefit of an under stair storage cupboard. A door to the left leads into the living room.

Living Room

This characterful living room boasts a black painted brick open fireplace with wooden mantle, exposed stone walls, and beams. Laminate flooring, wallpapered walls, a panelled radiator, UPVC double glazed front window, and power points add comfort and charm.

Second Living Room

Directly opposite, the second living room offers a cosy feel with an electric fire, laminate flooring, wallpapered walls, beams, and dual aspect UPVC double glazed windows. Additional features include a panelled radiator, ceiling and wall lights, and power points.

Stairs Leading to First Floor

Landing

At the top of the stairs, the landing provides access to three bedrooms and the bathroom. The space includes a loft hatch, smoke alarm, panelled radiator, ceiling light, and power points.

Bedroom One

A generous bedroom with UPVC double glazed window, built in storage, loft hatch, ceiling light, power points, and panelled radiator.

Bedroom Two

A comfortable room with, UPVC double glazed window, loft hatch, panelled radiator, and power points.

Bedroom Three

This bedroom offers a UPVC double glazed window, ceiling light, panelled radiator, and power points.

Bathroom

Fitted with a three piece suite including a corner bath with wall mounted electric shower, WC, and sink with taps above. The bathroom also offers vinyl flooring, fully tiled walls, a UPVC double glazed frosted window, wooden ceiling, and a storage cupboard housing the hot water cylinder. A panelled radiator, built in shelving, and ceiling light complete the room.

Secondary Accommodation

Utility Room

Accessed via the right hand door in the entrance hall, the utility includes a stainless steel sink with drainer and taps, UPVC double glazed window, storage cupboards, vinyl flooring, panelled radiator, power points, and ceiling light.

Downstairs WC

Fitted with WC and corner sink, this room benefits from vinyl flooring, fully tiled walls, a UPVC double glazed frosted window, ceiling light, and panelled radiator.

Hallway

With a UPVC double glazed window and stairs to the first floor accommodation.

Bedroom

A ground floor bedroom featuring UPVC double glazed windows, panelled radiator, power points, and ceiling light.

Kitchen

A practical kitchen with tiled flooring, integrated cooker and four ring hob, wall and base units, stainless steel sink with drainer and mixer tap, partially tiled walls, space for fridge freezer, power points, and ceiling light. A UPVC double glazed window provides natural light.

Living Room

This living space includes a UPVC double glazed window to the front, panelled radiator, power points, and a UPVC double glazed frosted door providing access to the back garden.

Stairs Leading to First Floor

Bedroom One

A bright and practical room, featuring both frosted and clear UPVC double glazed windows, a ceiling light, loft hatch, and panelled radiator. Additional storage is provided with a cupboard above the stairs, and the room also houses the boiler.

Bedroom Two

Benefitting from a UPVC double glazed window allowing natural light to flow through, complemented by a ceiling light, panelled radiator, and convenient power points.

Bedroom Three

Bedroom three offers similar comfort, with a UPVC double glazed window, ceiling light, panelled radiator, and power points, making it suitable as a bedroom, study, or guest space.

Tel: 01352 700070

Bathroom

The bathroom is fitted with a panelled bath, pedestal sink with taps, WC, and a wall mounted electric shower cubicle. Vinyl flooring and tiled walls provide practicality and style, while a UPVC double glazed frosted window ensures privacy. A panelled radiator and ceiling light complete the room.

Outside

The rear garden is fully enclosed with fence panels, providing both security and privacy. Designed for outdoor living, it includes a mixture of patio and decking areas, perfect for entertaining or relaxing.

To the front, a generous driveway offers ample parking for multiple vehicles, while a metal side gate provides convenient foot access to the rear of the property.

EPC Rating TBC

Council Tax Band E

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



Hybrid Map



Terrain Map



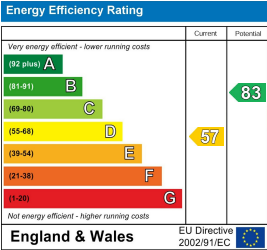
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.