

# williams estates



**9 New Brighton Road, Sychdyn,  
Flintshire, CH7 6EF**

**£229,500**

 3  1  2  D

**EPC - D62**

**Council Tax Band - D**

**Tenure - Freehold**

# New Brighton Road, Sychdyn

## 3 Bedrooms - Character Property - Terrace

Charming end of terrace property with an abundance of character and space. This three bedroom property offers a larger than average 19'5 ft kitchen with the gas range as the heart of the home. Living room, dining room, family bathroom, good sized double bedrooms plus the enclosed garden located in a sought after popular village of Sychdyn. With gas fired central heating and double glazing. Tenure - Freehold, Council Tax - D, EPC - D62

### Description

A charming end of terrace property with plenty of character features and spacious living. The property offers entrance vestibule, hallway, living room, dining room, larger than average kitchen at 19'5 ft long, rear porch. The upper floor offers three bedrooms and a 4 piece bathroom suite. Gas fired central heating and double glazing. Lawned garden with raised patio area.

### Accommodation

Double glazed frosted door leading into the vestibule;

### Entrance Hallway

Tiled flooring, high ceiling with radiator; doors leading off to;

### Living Room

12'0" x 11'11"

With large double glazed picture window to the front elevation, this charming room also offers a gas coal effect wood burner with alcoves to each side. Coved ceiling and radiator.

### Dining Room

12'10" x 12'0"

Wooden panelled door leading into a well appointed dining room with chimney breast, and double glazed window to the rear elevation. Original door leading into the understairs storage cupboard. Radiator.

### Kitchen

19'5" x 8'3"

With a wide range of wall and base units with oversized wooden worktop and complementary tiled splashback. Offering a Belfast type sink and mixer tap, wall mounted gas fired boiler. The gas range cooker is the heart of this home with oversized extractor over. With tiled flooring and radiator. Void for the washing machine and fridge freezer. Double glazed windows to the side elevation over look the garden. Double glaze door leads into the rear porch area and into the garden.

### Stairs and landing

The stairs lead up to the dual direction landing, with the high ceiling, loft access, handy storage cupboard. Radiator. Wooden panelled doors lead off to all rooms;

### Bedroom One

15'7" x 11'11"

A large room with ample space for wardrobes and additional bedroom furniture. Double glazed window to the front elevation. High coved ceiling and radiator.

### Bedroom Two

12'10" x 9'5"

A good sized double bedroom with ample space for a double wardrobe and additional bedroom furniture. Double glazed window to the rear of the property, radiator.

### Bedroom Three

8'10" x 7'10"

This room is currently a guest room/ dressing room with double glazed window to the side elevation overlooking the garden. This room is bright and light with radiator too.



## Outside

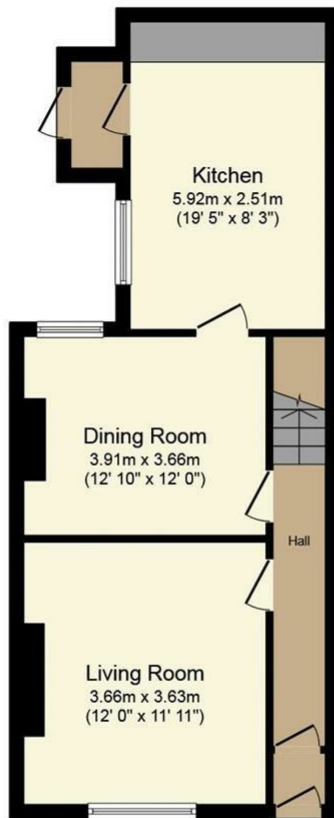
The property and the garden are split by a driveway belonging to the property which provides shared access to neighbouring properties

The garden offers patio area with arbour, gravel pathway with garden shed. Fully enclosed with timber and picket fencing. A lawned area surrounded by seasonal plants and mature shrubs.

## Directions

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit and then bear left at the traffic lights signposted for Sychdyn/Northop. Follow the road up the hill and into Sychdyn, and turn sharp left immediately at the Cross Keys Inn onto New Brighton Road, will be found on the left hand side denoted by the Agent's 'For Sale' board.





**Ground Floor**



**First Floor**

Total floor area 91.7 m<sup>2</sup> (987 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.