

Approximate total area<sup>(1)</sup>1497 ft<sup>2</sup>  
138.9 m<sup>2</sup>

## Balconies and terraces

174 ft<sup>2</sup>  
16.2 m<sup>2</sup>

## Reduced headroom

41 ft<sup>2</sup>  
3.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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**3 Ffordd Tirion**  
Sychdyn, Mold,  
CH7 6DY

**Offers Around**  
**£335,000**

NO CHAIN . A spacious and versatile three-bedroom link-detached dormer bungalow, tucked away at the end of a quiet cul-de-sac in the desirable village of Sychdyn. This well-presented home offers flexible living space with two ground-floor bedrooms, multiple reception rooms, and a bright sunroom overlooking a beautifully maintained wraparound garden. Additional features include a modern kitchen, two bathrooms, ample off-road parking including a garage, and excellent storage throughout. Ideally suited for families or downsizers seeking peace, space, and convenience.

## LOCATION



Sychdyn is a large and popular village about 1.5 miles from Mold and 2 miles from Northop and the A55 expressway. The village has a general store, primary school and inn, whilst the market town of Mold provides a wide range of facilities to include secondary schools, leisure centre and Theatr Clwyd complex. Situated at the bottom of a peaceful cul-de-sac in the sought-after village of Sychdyn, this three-bedroom link-detached dormer bungalow offers a spacious and flexible layout, ideal for families or those looking to downsize without compromising on living space.

## PROPERTY COMPRIZE

## Exterior &amp; Approach

The property is approached via a brick-paved driveway providing off-road parking for two vehicles, with additional parking available in the attached garage and on a gravelled area to the side. There is side access to the rear garden via a gated pathway.

## PORCH

0.95 x 1.30 (3'1" x 4'3")

## ENTRANCE HALLWAY

3.87 x 1.62 (12'8" x 5'3")



Entry is through a wooden and glass porch with grey tiled flooring, leading to a frosted UPVC front door and into a welcoming entrance hallway featuring wood-effect laminate flooring, pendant lighting, a radiator, and access to all ground floor rooms.

## LIVING ROOM

4.54 x 3.57 (14'10" x 11'8")



The spacious living room is located to the front of the property and features a stone fireplace with an electric fire, two radiators, carpeted flooring, TV point, and a large glazed window allowing for plenty of natural light.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)

## VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.



#### GARAGE

7.84 x 2.62 (25'8" x 8'7")

There is also direct access to the garage via a white UPVC door; the garage benefits from power, lighting, and overhead storage.

#### DIRECTIONS

From Cavendish from Head north-west on High St/B5444 towards Daniel Owen Precinct May be closed at certain times or on certain days Turn right onto King St/B5444 At the roundabout, take the 2nd exit onto King St/A5119 Continue to follow A5119 Turn left to stay on A5119 Continue on Vownog. Drive to Ffordd Tirion.

#### AGENTS NOTES

The dormer extension does not have planning permission the current owner purchased insurance to cover this and we have proof of this.

The extension was built in 1998.

#### TENURE

Freehold

#### COUNCIL TAX

Flintshire County Council - Tax Band E

#### AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale. g purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



#### BEDROOM 2

3.59 x 3.26 (11'9" x 10'8")



Bedrooms two and three are located on the ground floor. Bedroom two, at the front, a radiator, and a double-glazed window.

#### BEDROOM 3

3.60 x 3.08 (11'9" x 10'1")



Bedroom three, overlooking the rear garden, also benefits from laminate flooring and a light, airy feel and TV point.

#### DINING/ STUDY/ BEDROOM 4

2.65 x 2.39 (8'8" x 7'10")



A versatile study or dining room is positioned to the rear with French doors opening out onto the decking and garden. This room includes laminate flooring, a radiator, TV point, and BT Openreach connection points.

#### KITCHEN

2.89 x 2.99 (9'5" x 9'9")



The kitchen is fitted with cream wall and base units, wood-effect worktops, and a cream sink and drainer. It features vinyl tile-effect flooring, tiled splashbacks, a Hotpoint electric hob and oven, extractor hood, under-cabinet lighting, and a window overlooking the garden.



**DINING ROOM**  
2.98 x 3.58 (9'9" x 11'8")



An open archway leads into a bright and airy sunroom/dining area with dual-aspect windows, a sliding door to the garden, TV point, and stunning views of the outdoor space.

**Bathroom**  
1.48 x 1.67 (4'10" x 5'5")



Additional features on the ground floor include a separate WC, a family bathroom with a white suite and shower over the bath, and under-stairs storage.

**WC**  
0.83 x 1.68 (2'8" x 5'6")

**PRIMARY BEDROOM**  
3.30 x 5.31 (10'9" x 17'5")

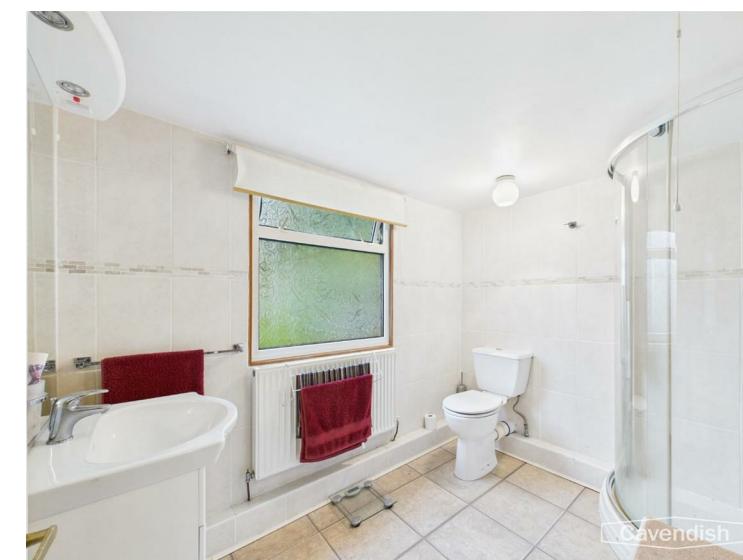


Upstairs is a carpeted staircase with a hatch to under-eaves storage on the right. The landing features two built-in cupboards, one housing the Glow-worm gas-fired boiler. The primary bedroom is generously sized and includes

built-in mirrored wardrobes, two double-glazed windows, carpeted flooring, two radiators, TV point, multiple pendant and spotlight fittings, and further under-eaves storage.



**SHOWER ROOM**  
1.87 x 2.59 (6'1" x 8'5")



A stylish upstairs shower room completes the accommodation with vinyl tiled-effect flooring, a corner glass shower unit, a white WC and basin with integrated storage, wall-mounted mirrors with spotlights, cream-tiled walls, and additional storage behind wooden slatted doors.

**STORAGE**  
1.30 x 3.47 (4'3" x 11'4")

## GARDEN



The rear garden offers a private and beautifully landscaped retreat, featuring a wraparound lawn, well-stocked planted borders, a wooden decked seating area, and a wooden garden shed.

