

30 New Brighton Road, Sychdyn, Mold, CH7 6EF



Floor 0



Floor 1

Approximate total area⁽¹⁾
636 ft²
59 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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30 New Brighton Road
Sychdyn, Mold,
CH7 6EF

Price
£220,000

Nestled in the charming area of Sychdyn, Mold, this delightful semi-detached house on New Brighton Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for relaxation after a long day. The living spaces are designed to maximise light and space, creating a welcoming environment for both entertaining guests and enjoying quiet evenings in. The layout is practical, ensuring that every corner of the home is utilised effectively.

The kitchen is functional and well-equipped, providing ample room for culinary creativity. It is a space where you can enjoy preparing meals while engaging with family or friends. The adjoining dining area offers a lovely spot for shared meals and gatherings.

The two bedrooms are comfortable and provide a serene space for rest. Each room is designed to be a personal sanctuary, allowing for a good night's sleep. The property also benefits from a well-maintained garden, which offers an outdoor space for relaxation, gardening, or play.

Located in Sychdyn, you will find yourself in a friendly community with easy access to local amenities, schools, and transport links. This area is known for its picturesque surroundings and a sense of tranquillity, making it an ideal place to call home.

In summary, this semi-detached house on New Brighton Road is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its inviting interiors and lovely outdoor space, it is a property that truly deserves your attention.

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Sychdyn is a noted village community, which has a local shop serving daily needs, a popular inn, a primary school, children's playground and bowling green. The village is surrounded by beautiful rolling countryside with numerous country walks, yet is only within a short drive of the A55 Expressway at Northop enabling ease of access along the North Wales coast to Chester and motorway network beyond. Flint train station is approximately five miles which provides a service to Chester, Manchester and London Euston. Nearby is the popular Theatr Clwyd and the popular Glasfryn Restaurant.

Hallway

3.78 x 0.90 m (12'4" x 2'11")



A welcoming hallway with wood flooring and neutral walls, featuring a staircase with carpeted stairs and white spindles leading to the first floor. The space flows naturally to the kitchen and living room, creating a practical and inviting entrance.

Kitchen

3.65 x 2.81 m (11'11" x 9'2")



The kitchen is a well-appointed room measuring 3.65 by 2.81 metres (11'11" by 9'2"), featuring light cream shaker style kitchen cabinetry contrasted by sleek worktops and a tiled backsplash in soft green tones. It includes built-in appliances and fitted fixtures, with a window providing natural light and views out to the front, perfect for a dining area with space for a table and chairs. The kitchen connects conveniently to the hallway, making it a practical and sociable space for cooking and dining.



landscaped, creating a mature and tranquil retreat, while the front includes a charming planter and gravel driveway with parking for two large vehicles. To the rear, there's additional parking space—currently housing a large, secluded shed, but easily convertible back for vehicle access or garden entry.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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 SERVICE

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.

PRIORITY INVESTOR 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

VIEWINGS

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

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



Living Room

3.51 x 4.72 m (11'6" x 15'5")

A comfortable living room featuring large French doors that open out to the rear garden, filling the space with natural light. The room offers a perfect spot for relaxation and entertaining, with ample space for seating and storage, combining both style and comfort.



Bedroom 1

2.74 x 3.71 m (8'11" x 12'2")



Bedroom 1 is a generously sized room measuring 2.74 by 3.71 metres (8'11" by 12'2"), decorated in soft, calming shades. It features two windows that fills the room with natural light, a wardrobe for storage, and enough space for a double bed and additional furniture.



Bedroom 2

3.35 x 2.58 m (10'11" x 8'5")



Bedroom 2 measures 3.35 by 2.58 metres (10'11" by 8'5"), offering a comfortable sleeping space with a window overlooking the garden. It is bright and airy, decorated in soft yellow tones, with space for a single or small double bed and a desk, making it ideal as a guest room or home office.



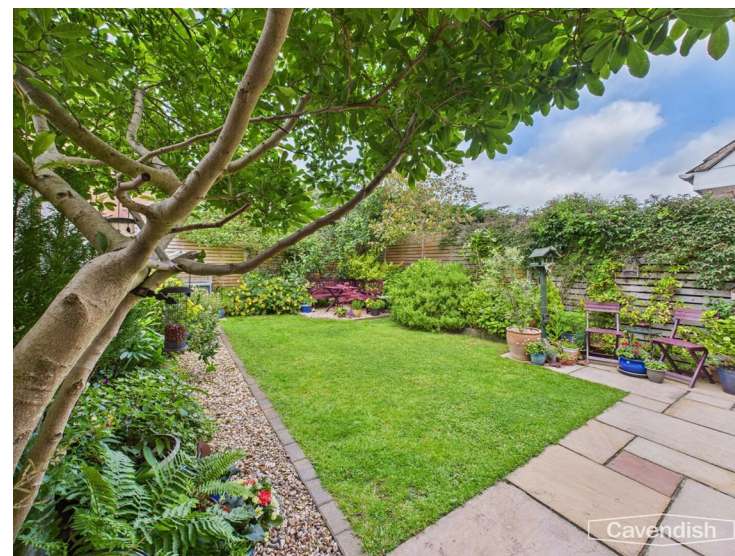
Bathroom

2.35 x 2.03 m (7'8" x 6'7")



A well-appointed bathroom with a modern white suite including a bathtub with shower overhead, a WC, and a vanity unit with a wash basin. The walls are fully tiled in a light, neutral tone, and a window allows for natural ventilation and light.

Rear Garden



The rear garden features a well-maintained lawn bordered by mature shrubs and flowering plants, creating a peaceful and private outdoor space. A paved patio area lies close to the house, perfect for outdoor seating or dining. A further corner offers a secluded seating nook surrounded by

greenery, ideal for quiet moments. Additional space includes a greenhouse and garden shed for storage and gardening needs.



TENURE
FREEHOLD

COUNCIL TAX
Flintshire County Council - Tax Band C

DIRECTIONS
From Cavendish Mold office Head north-west on High St/B5444 towards Daniel Owen Precinct, Turn right onto King St/B5444 0.2 mi At the roundabout, take the 2nd exit onto King St/A5119 Continue to follow A5119 0.5 mi, Turn left to stay on A5119 sign posted Sychdyn 0.8 mi, As you enter the village Turn right onto Pen-Y-Bryn 0.2 mi Turn left onto New Brighton Rd. The property will be on the left.

AGENTS NOTES
This beautifully modernised home has been thoroughly updated both inside and out since the current owners moved in. Internally, the property features new flooring throughout, a modernised kitchen with updated appliances, and a refitted bathroom complete with a sleek Roca three-piece suite. The loft has been professionally boarded, with a newly installed hatch and extendable ladder providing safe and convenient access. Externally, the transformation continues with new fencing to the front and rear, offering enhanced privacy and security, including the addition of privacy screening in the rear garden. The rear garden itself has been replanted and