

Energy Efficiency 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	62	73

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**7 Ffordd Dawel**  
Sychdyn, Mold,  
CH7 6DA

**NEW**  
**£580,000**

Occupying an attractive position on the periphery of Sychdyn village, within approximately two miles of Mold town centre and the A55 Expressway at Northop, this impressive five-bedroom detached family home offers an exceptional blend of space, style, and versatility.

Beautifully presented throughout, the property boasts generous and flexible living accommodation, including a stunning dual-aspect kitchen with breakfast bar, a welcoming living room with log-burning fire, and a superb sun room extension with French doors opening onto the patio and garden beyond. The standout entrance hall and first-floor landing provide expansive, multi-functional spaces, adding to the home's sense of light and openness.

The accommodation is perfectly suited to modern family living, featuring a luxurious principal suite with walk-in wardrobe and ensuite, additional well-proportioned bedrooms, and a high-quality family bathroom.

Externally, the property enjoys a private rear garden ideal for entertaining and family use, all set within a sought-after and convenient location. This is a rare opportunity to acquire a substantial and beautifully appointed family home in a desirable village setting.

**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.



### Entrance Hall

4.64 x 2.45 (15'2" x 8'0")



An exceptionally spacious and welcoming entrance hall, offering versatile, multi-functional use such as a seating or study area. A window to the front elevation provides excellent natural light, while stairs rise to the first floor and doors lead to all principal ground floor rooms. There is a useful storage cupboard and attractive Karndean flooring throughout.

### Downstairs W/C

2.07 x 1.50 (6'9" x 4'11")



Fitted with stylish black marble tiled flooring and partially tiled walls, this modern cloakroom includes a low-level WC

and wash hand basin with storage beneath. A frosted window to the side elevation provides natural light and privacy, complemented by a radiator and power points.

### Kitchen

3.78 x 3.29 (12'4" x 10'9")



A spacious dual-aspect kitchen with windows to the rear and side elevations, creating a light-filled and contemporary space. Fitted with a range of sleek wall and base units, pan drawers, and quartz worktops, the kitchen also benefits from a stylish breakfast bar, ideal for informal dining and entertaining. Integrated appliances include a dishwasher, fridge freezer, microwave combi oven, grill oven, and additional oven, with a induction hob and extractor fan over. Karndean flooring continues throughout, and there is access to the utility room via a convenient connecting door.

### ANTI MONEY LAUNDERING REGULATIONS

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.

### 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.

### 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.

### Viewings

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

Our photos might have been enhanced with the help of AI.

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

### Award Winning Letting Services

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

### Directions

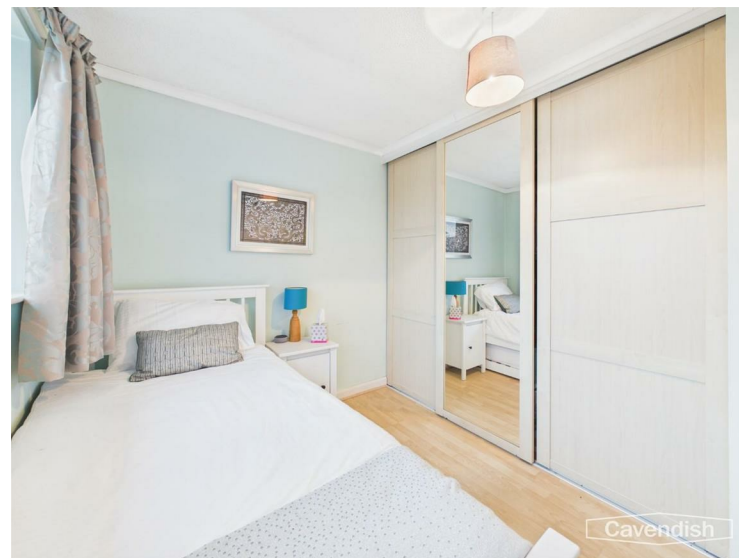
From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the

roundabout take the second exit and continue to the roundabout at Shire Hall and turn left signposted for Sychdyn / Northop. On entering Sychdyn take the first right hand turn onto Pen Y Bryn and then first right into Ffordd Dawel. The property will then be found at the left hand side of the cul-de-sac.

**Bedroom Four**  
3.31 x 3.31 (10'10" x 10'10")



**Bedroom Five**  
3.31 x 2.25 (10'10" x 7'4")



A bright and comfortable bedroom with a window to the front elevation, allowing plenty of natural light. The room features built-in wardrobes, a radiator, and power points, offering a practical and well-appointed space.

**Family Bathroom**  
2.08 x 2.92 (6'9" x 9'6")



A beautifully appointed family bathroom featuring a freestanding bath and a walk-in shower with power shower and additional pump located in the airing cupboard. The room is finished with tiled walls, two radiators, and a wash hand basin and WC set within a fitted unit.

**External**

To the front of the property is a well-maintained lawn bordered by a variety of mature shrubs and trees, creating an attractive and welcoming approach. A spacious driveway provides off-road parking for up to four vehicles and leads to the integral garage.

Gated side access leads to the rear garden, which offers a high degree of privacy. The garden features a beautifully presented patio area, ideal for outdoor dining and entertaining, along with an elevated lawn that enjoys plenty of sunshine throughout the day. This private outdoor space provides a perfect setting for relaxation and family use.

**Freehold**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**Council Tax**

\* Council Tax Band G - Flintshire County Council.

**Utility**  
2.09 x 1.37 (6'10" x 4'5")



Providing additional practicality, the utility room offers space and plumbing for a washing machine and tumble dryer. It is fitted with wall and base units, a stainless steel sink and drainer, and tiled walls. A door leads directly out to the rear garden, and there is also a radiator.

**Living Room**  
3.30 x 6.32 (10'9" x 20'8")



A warm and inviting living space featuring a charming log-burning fire, creating a cosy focal point. A window to the front elevation allows for plenty of natural light, while patio doors lead through to the sun room, enhancing the flow of

the home. The room also benefits from a radiator and power points.



**Dining Room**  
3.01 x 5.25 (9'10" x 17'2")



**Sun Room**

3.44 x 2.78 (11'3" x 9'1")



A beautiful extension to the property, this versatile and multi-functional sun room offers a bright and inviting space, perfect for relaxing or entertaining. Featuring uPVC windows with bespoke integrated blinds, French doors leading onto the patio area, the room enjoys a seamless flow into the dining room, enhancing the open-plan feel. Additional benefits include a wall-mounted radiator and power points, while the attractive slate-effect tiling to the exterior further enhances the overall appeal of this impressive space.

**Landing**

4.68 x 2.94 (15'4" x 9'7")



A particularly large and impressive landing area, offering flexible, multi-functional space ideal for a reading nook, home office, or additional seating. A striking floor-to-ceiling window creates a bright focal point, complemented by a radiator and an overall sense of openness.

**Master Bedroom**

4.83 x 3.14 (15'10" x 10'3")



A spacious principal bedroom enjoying a dual aspect with windows to the front and side elevations, allowing for an abundance of natural light. The room benefits from a radiator and ample power points, along with a walk-in closet

providing excellent storage. A door leads through to the ensuite, completing this well-appointed suite.

**Master Ensuite**

1.76 x 1.62 (5'9" x 5'3")



A stylish ensuite to the principal bedroom, featuring fully tiled walls for a modern finish. It includes a shower, WC, and wash hand basin, complemented by a contemporary ladder-style radiator.

**Bedroom Two**

3.79 x 2.45 (12'5" x 8'0")

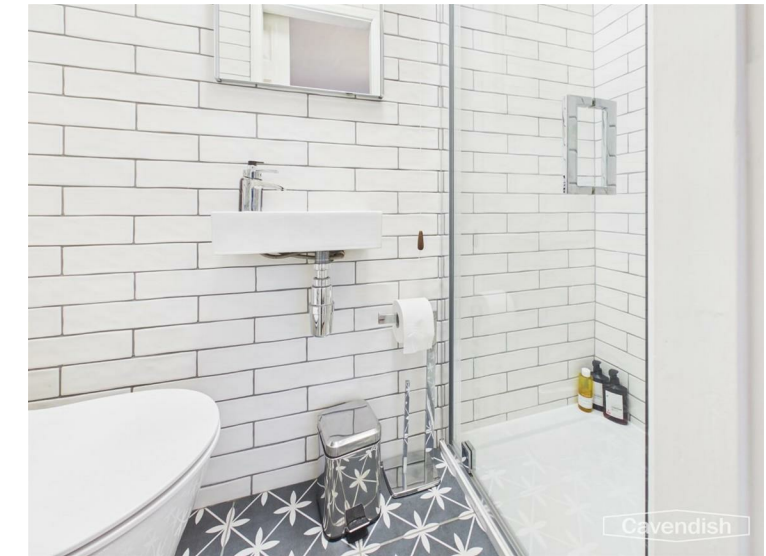


A well-proportioned double bedroom with a window to the rear elevation, providing pleasant natural light. The room

benefits from a radiator and power points, with a door leading directly to the ensuite for added convenience.

**Ensuite**

2.12 x 0.77 (6'11" x 2'6")



A wonderful, modern ensuite finished in crisp white, creating a bright and fresh feel. It features a wash hand basin, WC, and fully tiled walls, combining sleek style with practical functionality.

**Bedroom Three**

3.02 x 3.31 (9'10" x 10'10")

