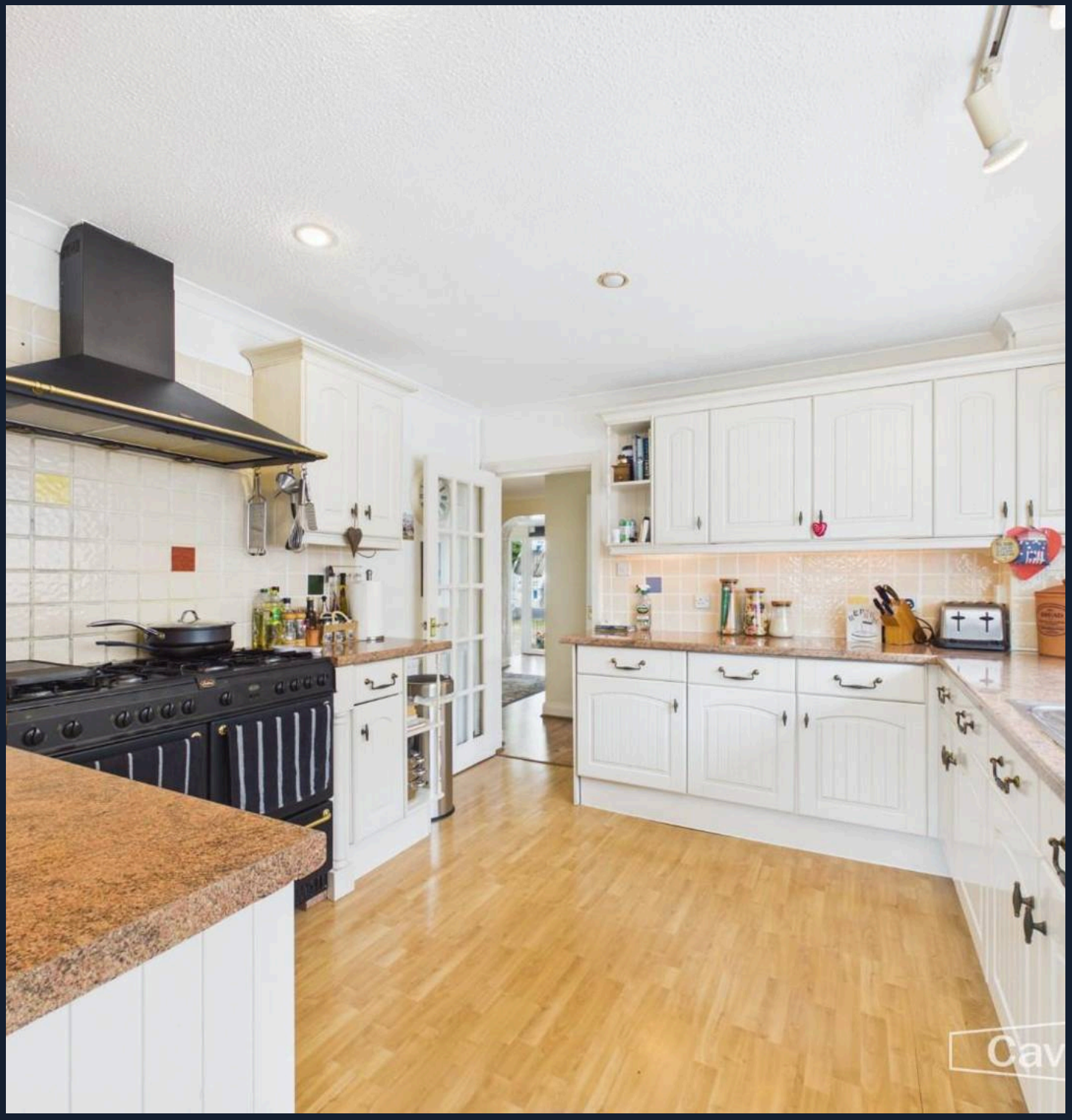


Cavendish

39 Black Brook, Sychdyn

£525,000



39 Black Brook

Sychdyn, Mold

A substantial and highly versatile five-bedroom detached family home, enjoying a sought-after position within the popular village of Sychdyn, with generous mature gardens, an impressive decked terrace...
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Large games room with potential as fifth bedroom or principal suite
- Highly versatile upside-down accommodation
- Large decked terrace, patio and children's play area
- Generous mature rear garden with excellent privacy
- Excellent access to Mold, local schooling and the A55
- Principal bedroom with extensive fitted storage and en-suite
- Popular and highly regarded village location of Sychdyn
- Impressive open-plan living and dining accommodation
- Substantial five-bedroom detached family home
- Integral double garage and substantial driveway parking


Cavendish


Cavendish


Cavendish


Cavendish



Floor -1



Floor 0



Floor 1



Approximate total area(1)

3502 ft²

325.5 m²

Balconies and terraces

182 ft²

16.9 m²

Reduced headroom

783 ft²

72.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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