

17 Ash Road,  
£350,000

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- Modern Four-Bedroom Detached Home
- Convenient Utility Room
- Ample Off-Road Parking
- Favoured Village Location
- Stylish Open-Plan Kitchen/Diner
- Four Well-Proportioned Bedrooms
- Move-In Ready Family Home
- Still Under NHBC Warranty





**A MUST VIEW | IMMACULATELY PRESENTED THROUGHOUT | TWO EN SUITES** | Tucked away in the sought-after village of Sychdyn, this stunning four-bedroom detached home, built in 2019, offers modern family living at its finest. Positioned on Ash Road, the property combines stylish design, high-quality finishes, and thoughtfully designed spaces to create a welcoming and practical home.

Stepping inside, the spacious entrance hall leads into a beautifully presented, tastefully decorated living room—perfect for relaxing or entertaining. The heart of the home is the sleek open-plan kitchen and dining area, featuring integrated appliances and plenty of space for both everyday meals and social gatherings. A separate utility room provides additional functionality, while a convenient downstairs WC/cloakroom completes the ground floor.

Upstairs, the property boasts four generously sized bedrooms, two of which benefit from en-suite shower rooms, offering privacy and comfort. The remaining bedrooms share a well-appointed family bathroom with a stylish three-piece suite.

Outside, the rear garden is a private retreat, with a maintained lawn and a paved patio—ideal for summer gatherings or quiet relaxation. The front of the property provides ample off-road parking for three vehicles, along with an integral garage for extra storage or potential workspace.

Sychdyn is a picturesque and welcoming village, offering a strong sense of community while being just minutes from Mold, where you'll find a variety of shops, restaurants, leisure facilities, and excellent schools. With easy access to the A55, this home is perfectly positioned for those commuting to North Wales and the North West of England.

This is a fantastic opportunity to own a beautifully maintained modern home in a prime location—perfect for families seeking space, style, and convenience.

Viewing is highly recommended.