



GROSS INTERNAL AREA
 FLOOR 1: 695 sq. ft. FLOOR 2: 762 sq. ft.
 EXCLUDED AREAS: GARAGE: 331 sq. ft.
 PORCH: 26 sq. ft.
 TOTAL: 1456 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
England & Wales	EU Directive 2002/91/EC	69	80

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		

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
 Tel: 01352 751515
 Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



2 Maes Celyn
 Northop, Mold, Flintshire
 CH7 6BA

Price
£499,950

A WELL APPOINTED AND UPDATED FOUR BEDROOM DETACHED FAMILY HOUSE WITH DOUBLE GARAGE, standing within attractive landscaped gardens on the periphery of Northop village. Forming part of this small noted development in this convenient semi rural location, approximately 3.5 miles from Mold and 13 miles from Chester. This ideal family home affords immaculately presented and well planned accommodation with quality fittings, including a newly refitted luxury kitchen with quartz worktops and integrated appliances and an updated bathroom. To the rear is a large private garden with an extensive decked patio and well stocked shrubbery borders. Comprising spacious reception hall with oak interior doors, cloakroom/WC, dining room, spacious living room with open fireplace and views over the garden, luxury kitchen with breakfast bar, rear porch with matching built in pantry cupboards, first floor landing, bedroom one with fitted wardrobes and en suite shower room, three further good sized bedrooms (two with fitted wardrobes) and modern family bathroom. Double width drive for four cars, double garage and private rear garden with split level decked patio area and open aspect. Mains gas fired heating and replacement uPVC double glazed windows and exterior doors. INSPECTION HIGHLY RECOMMENDED.

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 Residential.



LOCATION



This attractive home is located to the entrance of this noted development about two-thirds of a mile from the sought after village of Northop and within a mile of the North Wales Expressway enabling ease of access throughout the region. The village has a local shop and post office, primary school, Parish Church and two inns. The popular Northop Country Park Golf Club with restaurant is located on the periphery of the village, and the county town of Mold provides a comprehensive range of facilities catering for daily needs, well regarded secondary schools, in both the medium of English and Welsh, leisure facilities and several popular restaurants. Both Liverpool and Manchester airports are within an hour's drive.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Recessed front entrance with light point and dark wood effect UPVC double glazed panelled door to reception hall.

RECEPTION HALL

2.36m x 5.21m (7'9" x 17'1")



A spacious hallway with wide spindled staircase to the first floor with storage cupboard beneath, quality light oak effect laminate flooring, recessed ceiling lighting, telephone point, double panelled radiator and part glazed oak panelled interior doors to the dining room, living room and kitchen.

CLOAKROOM/WC

0.94m x 1.98m (31" x 6'6")



Comprising low flush WC and wash hand basin with cabinet beneath, part tiled walls, Karndean wood effect flooring, radiator and double glazed window.



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. At the traffic lights adjacent to County Hall, bear left signposted for Sychdyn/Northop. Follow this road through Sychdyn and thereafter into Northop and on reaching the

traffic lights, turn left signposted for the college. Follow the road for approximately two-thirds of a mile whereupon Maes Celyn will be found on the left hand side. Proceed into the development and the property is the second house on the left hand side.

AGENTS NOTES

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

DW/PMW

Amended NAD

FAMILY BATHROOM

2.34m x 1.88m (7'8" x 6'2")



A well appointed family bathroom with attractive fully tiled walls with matching floor; comprising panelled bath with mains shower unit with handset and curved screen, pedestal wash basin and low flush WC. Recessed ceiling lighting, extractor fan and chrome towel radiator.

OUTSIDE

The property is approached over a double width concrete drive affording off road parking for four cars as well as access to the integral double garage. There is gated access to the right hand side of the house leading through to the rear garden. Security lights.

FRONT GARDEN



Neat front lawned garden with loose slate chipped borders, established specimen tree and various established shrubs and bushes. Outside security light.

GARAGE

5.56m x 5.51m (18'3" x 18'1")

A double garage with twin up and over doors, fitted work bench, power and light installed and gas fired central heating boiler.

REAR GARDEN



To the rear is a large enclosed garden being attractively landscaped with a split level decked patio area, barked and well stocked borders together with further natural stone paved patio area or service area to the side of the house. Beyond the patio is an informal lawned garden with shaped borders and flower beds, further patio area to the lower section. The garden includes various established shrubs, fruit trees and bushes, mature hedges and specimen trees. Outside tap, security lights.



DINING ROOM

3.76m x 3.38m (12'4" x 11'1")



Double glazed leaded effect window to the front, quality light oak effect laminate flooring, coved ceiling and double panelled radiator.

LIVING ROOM

3.76m x 5.64m (12'4" x 18'6")



A well proportioned room with a large double glazed patio door overlooking the rear garden, feature polished limestone fireplace with cast iron insert, open fire grate and granite hearth. TV aerial point, coved ceiling and two single panelled radiators.



KITCHEN

5.08m x 3.51m max overall (16'8" x 11'6" max overall)



A modern recently refitted kitchen fitted with a quality range of matte grey finished fronted base and wall units with concealed handles, feature lighting and light toned quartz worktops with matching upstands and dividing peninsular unit with breakfast bar. Range of integrated appliances comprising AEG electric oven, AEG light and extractor over induction hob, Bosch fridge/freezer, Neff dishwasher and Bosch microwave. Inset composite sink unit. Recessed ceiling lighting, contemporary tall radiator, two double glazed windows with pleasing views over the garden and Karndean wood effect flooring. Opening to rear porch.





FIRST FLOOR LANDING
2.39m x 4.83m (7'10" x 15'10")



A spacious landing with double glazed window to the front and white spindled balustrade with matching panelled interior doors. Radiator, cylinder cupboard housing a modern pressurised hot water cylinder tank and loft access via pull down ladder leading to a partially boarded roof space with light.

BEDROOM ONE
3.71m x 4.57m (12'2" x 15')



A spacious main bedroom with double glazed window to the rear with custom made shutters and pleasing views over the gardens and across to surrounding countryside. Range of fitted wardrobe units extending to two walls with matching dressing table and bedside cabinets, double panelled radiator, recessed ceiling lighting and suspended fan/light unit.



REAR PORCH



UPVC double glazed exterior door, matching built in pantry cupboards, recessed ceiling lighting and continuation of the Karndean wood effect flooring.



BEDROOM THREE
2.59m x 3.35m (8'6" x 11')



Double glazed window to the front, fitted floor to ceiling wardrobe unit and radiator.

BEDROOM FOUR
2.64m x 3.53m (8'8" x 11'7")



Double glazed window to the rear with views, telephone point and radiator.

EN SUITE
2.95m x 1.19m (9'8" x 3'11")



A fully tiled en suite shower room with large tiled double shower enclosure with mains shower valve and sliding screen, wash basin with cabinet beneath and low flush WC. Shaver point, recessed ceiling lighting, radiator and double glazed window with frosted glass.

BEDROOM TWO
3.76m x 3.18m (12'4" x 10'5")



A double sized room with double glazed leaded effect window to the front, fitted floor to ceiling wardrobe unit and radiator.