

22 Park View, Northop, Mold, Flintshire, CH7 6DD

**Cavendish**  
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

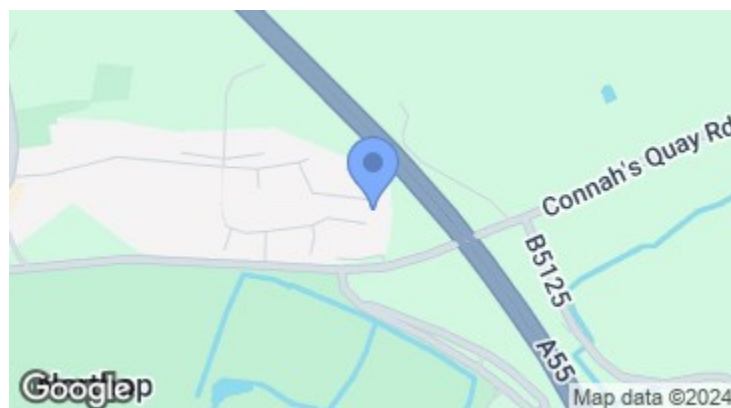
Email: mold.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



GROSS INTERNAL AREA  
FLOOR 1: 856 sq ft  
TOTAL: 856 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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		
		80
	57	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## 22 Park View

Northop, Mold, Flintshire,  
CH7 6DD

**Price**  
**£225,000**

**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.

A TRADITIONAL TWO BEDROOM DETACHED BUNGALOW STANDING WITHIN A LARGER THAN AVERAGE PLOT TO THE HEAD OF THIS MATURE CUL-DE-SAC ON THE PERIPHERY OF NORTHOP VILLAGE. Affording well proportioned accommodation with scope for a programme of modernisation and possible extension subject to planning approval. A particular feature are the extensive gardens which border onto a small paddock and woodland. The accommodation with gas fired central heating and double glazing, in brief provides: Enclosed front entrance porch, reception hall, living room, separate dining room, kitchen, two double bedrooms and modern shower room. To the rear is a private garden, divided into two parts with deep and well stocked shrubbery borders, various mature trees and useful potting shed. Driveway parking for several cars and detached single garage.



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**LOCATION**



The property forms part of this much sought-after cul-de-sac of predominantly similar style properties, which occupies a convenient position on the edge of the village with excellent access onto the A55 Expressway, providing swift passage along the North Wales coast to Chester and motorway network beyond. Northop has a shop & post office and inn to the village centre whilst the local market town of Mold is some three miles which has a twice weekly market, popular cafes and restaurants, as well as a good range of shops and supermarkets serving most daily needs.

**THE ACCOMMODATION COMPRISES**

uPVC double glazed front door to:

**ENTRANCE PORCH**



With full length double glazed windows, tiled floor, ceiling light point and glazed inner door to:

**RECEPTION HALL**



Deep coved ceiling, telephone point and built-in cloak cupboard with hanging rails, shelf and electricity meter.

**LIVING ROOM**

3.38m x 4.37m (11'1" x 14'4")



A dual aspect room with double glazed windows to the front and side elevations, deep coved ceiling, tiled fireplace and hearth with coal-effect gas fire, TV aerial point and radiator. Glazed twin doors to:



**DINING ROOM**

2.77m x 3.10m (9'1" x 10'2")



A dual aspect room with double glazed windows overlooking the rear garden, deep coved ceiling, telephone point and radiator. Internal door to:



**KITCHEN**

2.82m x 4.47m max into recess (9'3" x 14'8" max into recess)



Range of base and wall units, single drainer sink unit and part tiled walls. Electric cooker point, plumbing for washing machine, Worcester wall mounted gas fired central heating boiler, tiled floor, built-in cupboard housing a hot water cylinder tank with storage cupboard beneath, aluminium framed double glazed window overlooking the garden and double glazed internal door to:



**REAR PORCH**

1.93m x 1.42m (6'4" x 4'8")

With uPVC single glazed windows and exterior door.

**BEDROOM 1**

3.40m x 3.68m (11'2" x 12'1")



Double glazed window to the front and radiator.

**BEDROOM 2**

3.07m x 4.32m max into recess (10'1" x 14'2" max into recess)



Double sized room with double glazed window overlooking the garden, TV aerial point and radiator.

**SHOWER ROOM**

1.75m x 2.01m (5'9" x 6'7")



A modern shower room comprising shower cubicle with folding screen and laminated panels for ease of maintenance together with an electric shower unit. Pedestal wash basin and low flush WC. Part tiled walls, Kardean tile-effect flooring, towel radiator and double glazed window with frosted glass.

**OUTSIDE**



The property is located to the head of this established cul-de-sac and is approached by twin metal gates to a tarmacadam drive which extends to the side of the bungalow providing parking for several vehicles as well as access to the garage located to the rear.

**FRONT GARDEN**

Mainly gravelled front garden area for ease of maintenance with deep borders and concrete pathways extending across the front elevation of the property. Outside light and gated access from the drive leading through to the rear garden.

**GARAGE**



A single brick built garage with twin part-glazed doors to the front, single glazed window and exterior door and light installed.

**REAR GARDEN**



A particular feature are the extensive and mature gardens to the rear, bordering onto a small paddock and area of woodland. The garden is divided into two parts and includes mature hedging, bushes and trees together with paved areas and deep stocked borders. Attached to the side of the garage is a useful garden room/potting shed built on a brick base with uPVC double glazed windows and exterior door. Outside lights and tap and small timber garden shed.



**DIRECTIONS**

From the Agent's Mold Office proceed along the High Street, turning right at the traffic lights onto King Street. At the roundabout take the second exit towards New Brighton and on passing County Hall, turn left at the traffic lights signposted Northop. Follow the road through the village of Sychdyn and on reaching Northop traffic lights continue straight ahead and take the second right immediately to the front of the Parish Church onto Church Road whereupon Park View will be found at the end of the road. Proceed into the cul de sac whereupon the property will be found directly ahead to the head of the cul de sac.

**TENURE**

The property is Freehold.

**COUNCIL TAX**

Flintshire County Council - Tax Band E

**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.

**VIEWING**

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

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

DW/SC

Amended ALW 22/07

Amended ALW 05/09

Amended JH 05/11