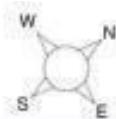


10 Bryn Rhyd, Northop, Mold, Flintshire, CH7 6EH

Bryn Rhyd, Northop, Mold
Approximate Gross Internal Area
Main House = 2302 Sq Ft/214 Sq M
Garage = 303 Sq Ft/28 Sq M
Total = 2605 Sq Ft/242 Sq M



Ground Floor

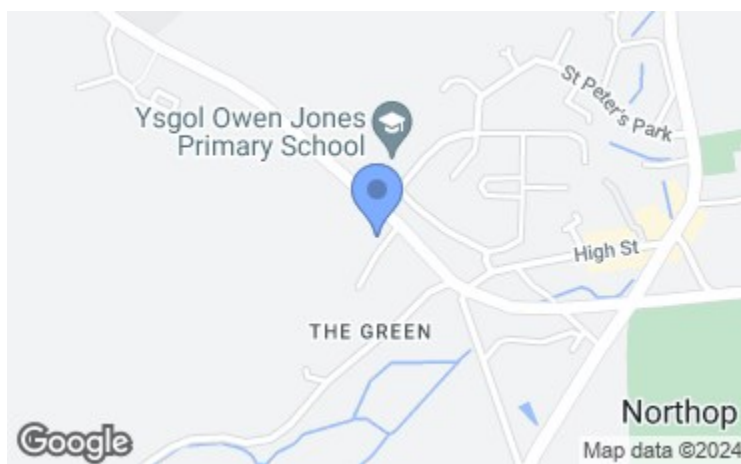


Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8260274/NGS



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	

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



10 Bryn Rhyd
 Northop, Mold, Flintshire
 CH7 6EH

Price
£670,000

An imposing and immaculately appointed five bedroom executive house situated in an exclusive development on the fringe of this much sought after village community, approximately 3 miles from Mold and 12 miles from Chester. Offering spacious living accommodation having benefitted from extension and refurbishment to an exceptional standard for modern family living. Features include a superb kitchen/dining/family room across the rear of the property with a porcelain tiled floor with under floor heating and a bespoke range of quality oak units and granite worktops, impressive drawing room with multi stove, snug, utility room with internal access to the garage, study and cloakroom/WC. To the first floor there is master bedroom with luxury ensuite, two further bedrooms and a highly specified family bathroom. An extended staircase leads to a two further double bedrooms on the second floor, both with deep built wardrobes, and a shared 'Jack 'n' Jill' contemporary shower room. Block paved driveway, double garage with electric door and pleasant rear garden with new stone patio and views across surrounding countryside. Gas fired central heating, double glazing and 11 panel solar PV to reduce energy costs.

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.



LOCATION

Built in 2000, this immaculately presented family home affords spacious and very versatile living accommodation over three levels. Having benefitted from a comprehensive scheme of extension to the rear and refurbishment incorporating high quality fittings. It forms part of a small select cul-de-sac of similar properties located on the edge of the village, near to open countryside, and within a short walk of the village centre with shop/post office, church, two Inns, cricket ground and a popular primary school. A school bus/pick up service is also available from the village to the highly regarded Kings and Queens independent schools in Chester. The A55 Expressway is located on the edge of the village enabling ease of access along the North Wales coast, to Chester and onto the motorway network beyond. Both Manchester and Liverpool airports are approximately 45 minutes by car.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Modern double glazed contemporary style front door with matching side panels to reception hall.

RECEPTION HALL

5.08m x 2.90m max overall (16'8" x 9'6" max overall)



An impressive hallway with a white balustrade turned staircase to the first floor with deep storage cupboard and drawers beneath. Tiled floor, coved ceiling, radiator and oak interior doors to all rooms.

**CLOAKROOM**

2.08m x 0.86m (6'10" x 2'10")

Fitted with a modern suite with attractive tiling. Comprising wash basin and low level WC.

wall mounted Worcester gas fired central heating boiler, power and light installed.

REAR GARDEN

To the rear is a fully enclosed garden with established hedging to the rear boundary and with deep well stocked shrubbery borders with specimen plants and trees. A new natural stone patio area extends across the rear of the house together with raised brick borders/vegetable plots. Outside light, power points and tap.

**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 turn left at the next set of traffic lights signposted for Sychdyn/Northop. Follow the

road through Sychdyn and on reaching the traffic lights at Northop, turn left. The entrance to Bryn Rhyd will then be found after a short distance on the left hand side.

AGENTS NOTES**TENURE**

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band H

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/PMW

BATHROOM

2.82m max x 1.83m (9'3" max x 6')



A luxury family bathroom with attractive travertine part tiled walls with feature lighting. Comprising panelled bath with a large inset mirror above, vanity wash basin and low flush WC. Chrome towel rail, tiled floor and double glazed window.

SECOND FLOOR LANDING

Providing a suitable study area with double glazed dormer window to the front, radiator and airing cupboard with hot water cylinder tank.

BEDROOM FOUR

4.85m x 3.45m (15'11" x 11'4")



Double glazed dormer window to the front with views over the village and beyond, and two further windows to the side

gable again with far reaching views. Two radiators and two built in twin wardrobe units with hanging rails and shelving.

EN SUITE

2.87m x 1.60m (9'5" x 5'3")



A large well appointed en suite shower room, shared with bedroom three. Comprising a large tiled shower enclosure with Grohe shower valve, vanity wash basin with walnut style fitted cabinet beneath and low flush WC. Attractive fully tiled walls, chrome towel rail, double glazed window and shaver point.

BEDROOM FIVE

4.88m x 2.87m (16' x 9'5")

Double glazed dormer window to the front, further window to the side gable, deep built in wardrobe, two radiators and loft access.

OUTSIDE

Block paved drive to the front providing parking for two cars as well as access to the detached double garage.

FRONT GARDEN

Open plan front garden with established shrubbery borders and newly laid paved pathways extending across the front elevation of the house with a gate leading through to the rear garden.

DOUBLE GARAGE

5.74m x 5.08m (18'10" x 16'8")

Electric up and over door, internal door to the utility room,

DRAWING ROOM

5.92m x 3.43m (19'5" x 11'3")



A spacious room with double glazed window to the front, recessed fireplace with raised hearth, Charnwood multifuel stove and oak mantel shelf. Coved ceiling, TV aerial point, quality laminate flooring and two double panelled radiators. Glazed twin doors lead through to the kitchen/dining/family room.

**SNUG**

3.91m x 3.00m (12'10" x 9'10")



A versatile room with double glazed window to the front, laminate wood effect flooring, coved ceiling and radiator.

KITCHEN/DINING/FAMILY ROOM

9.60m x 4.75m reducing to 3.15m (31'6" x 15'7" reducing to 10'4")



A superb open plan room extending to almost the full width of the property combining kitchen, dining and seating areas. Double glazed windows extend across the rear elevation incorporating sliding patio doors to the patio and three large Velux double glazed roof lights providing an abundance of natural lighting. Tile flooring throughout with underfloor heating. The kitchen is fitted with a quality range of oak fronted units with solid granite worktops with matching upstands and a large central island. Integrated Neff appliances comprising touch control induction hob, with a

Franke stainless steel extractor hood, Neff electric single oven, combination microwave, warming drawer, larder fridge and full height freezer. Void and plumbing for dishwasher and recessed ceiling lighting. Internal door to utility room.



UTILITY ROOM

2.95m x 2.31m (9'8" x 7'7")

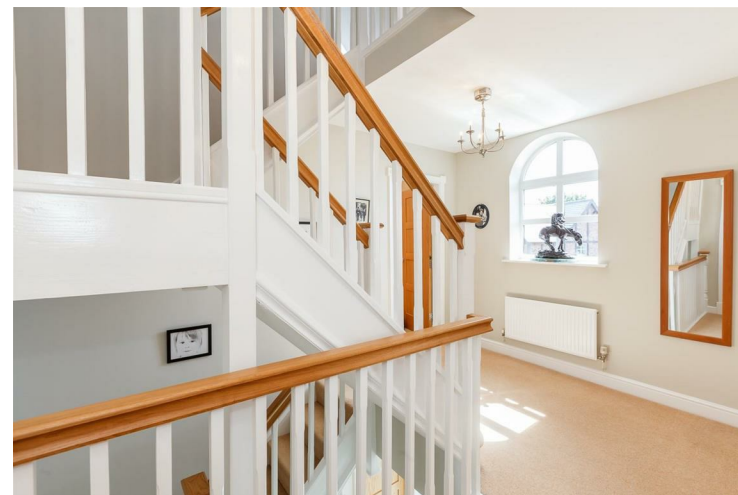
Matching base and wall units to the kitchen with solid granite worktop and upstands, inset sink unit with mixer tap. Void and plumbing for washing machine and space for tumble dryer. Continuation of the tiled floor from the kitchen with under floor heating, extractor fan, UPVC double glazed exterior door, broom cupboard, and internal door to the garage.

STUDY

2.74m x 2.36m (9'19" x 7'9")

Double glazed window to the rear, tiled floor with underfloor heating and recessed ceiling lighting.

FIRST FLOOR LANDING



Double glazed window to the front, radiator, oak interior



doors and extended staircase to the second floor accommodation.

BEDROOM ONE

4.42m x 3.45m (14'6" x 11'4")



Double glazed window to the front and tiled floor with electric underfloor heating.



EN SUITE

3.43m x 1.37m (11'3" x 4'6")



A fully tiled en suite shower room comprising large tiled shower enclosure with Grohe mains shower valve, twin vanity unit with wood style cabinets beneath and low flush WC. Recessed lighting, shaver point, fully tiled walls and two double glazed windows.

BEDROOM TWO

3.15m x 3.00m (10'4" x 9'10")



Double glazed window to the rear and radiator.

BEDROOM THREE

2.67m x 2.97m (8'9" x 9'9")

Double glazed window to the front and radiator.