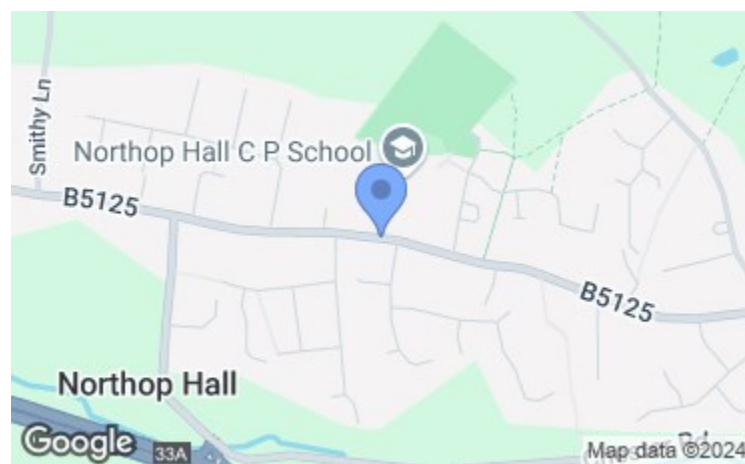


GROSS INTERNAL AREA
FLOOR 1 1,227 sq.ft. FLOOR 2 236 sq.ft.
EXCLUDED AREAS : PORCH 45 sq.ft.
TOTAL : 1,464 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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	
69	80
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

Greylings Village Road
Northop Hall, Mold, Flintshire
CH7 6HT

Price
£435,000

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 highly appointed and extended three bedroom detached dormer bungalow set within beautifully maintained gardens to the centre of this popular village location. Offering immaculately presented and adaptable accommodation with high standard of decorative order, oak interior doors, wood block floors and an abundance of built-in storage. The accommodation is centred around a large reception hall and includes a superb open plan kitchen/dining room with extensive range of modern units and granite worktops, an attractive living room, large utility room, cloakroom/WC. Two ground floor bedrooms (bedroom one with walk in wardrobe and ensuite shower room) and luxury bathroom with four piece suite, To the first floor there is a landing/study area and a further double bedroom with a modern ensuite shower room. A particular feature are the impressive gardens which have been developed by the owners to provide a delightful setting with shaped lawns and deep well stocked shrubbery borders. The rear garden enjoys a high degree of privacy, bordering onto schools fields and also includes a small vegetable garden with raised beds and an outside WC. Parking for several cars and larger than average garage measuring 29'5" x 9'11". Gas fired central heating and double glazing. VIEWING HIGHLY RECOMMENDED.



LOCATION



Northop Hall is a popular residential village located some 1.5 miles of the A55 Expressway at Ewloe enabling ease of access throughout the region. There is a popular primary school in the village, an inn pub and a convenience store serving daily needs. Whilst the county town of Mold with it's popular twice weekly market and comprehensive range of shops and secondary schools is some four miles. The city of Chester is approximately 10 miles.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Deep covered front entrance with decorative quarry tile floor, glazed side panel, wall light point, modern wood grain effect composite double glazed front door to reception hall.

RECEPTION HALL

5.77m max x 2.41m (18'11" max x 7'11")



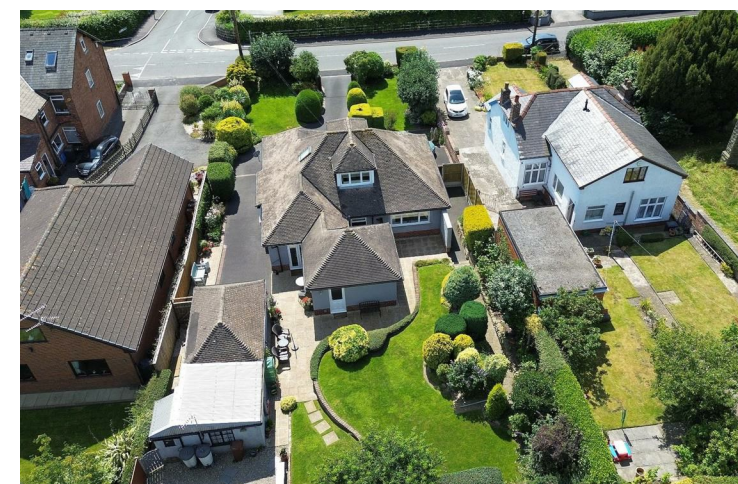
Double glazed stained/leaded effect windows to either side of the front door, open tread hardwood turned staircase to the first floor, matching wood block floor, radiator, built in cloaks cupboard and modern oak interior doors to all rooms.

KITCHEN/FAMILY ROOM

7.37m x 3.86m extending to 4.52m max into bay (24'2" x 12'8" extending to 14'10" max into bay)



A superb open plan room combining kitchen, dining and seating areas with a wide double glazed bay window to the side elevation and French doors to the patio and garden. The kitchen is fitted with a comprehensive range of cream wood grain style fronted base and wall units with antique style handles and solid granite work surfaces incorporating a large dividing unit with cupboards and wine rack beneath. Matching granite upstands and tiled splashback, and range of integrated appliances comprising stainless steel five burner gas hob with extractor hood above, electric double oven, integrated dishwasher and fridge. Inset stainless steel sink unit with preparation bowl and mixer tap, recessed ceiling lighting, oak effect laminate flooring to the dining/seating area and tiling with electric floor heating to the kitchen. Large panelled and tall



GARAGE

8.97m x 3.02m (29'5" x 9'10")



An extended garage with modern steel/powder coated doors, window, and power and light installed.

DIRECTIONS

From the Agent's Mold office, proceed along the High Street and turn 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 for Northop. Continue through Sychdyn and on reaching Northop traffic lights turn right onto the Connah's Quay road. Immediately upon crossing the A55 Expressway, turn right signposted Northop Hall. Continue into the village, passing the shop on the right and continue a short distance thereafter whereupon the property will be found on the left hand side just after the church.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

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.

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.

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.

VIEWING

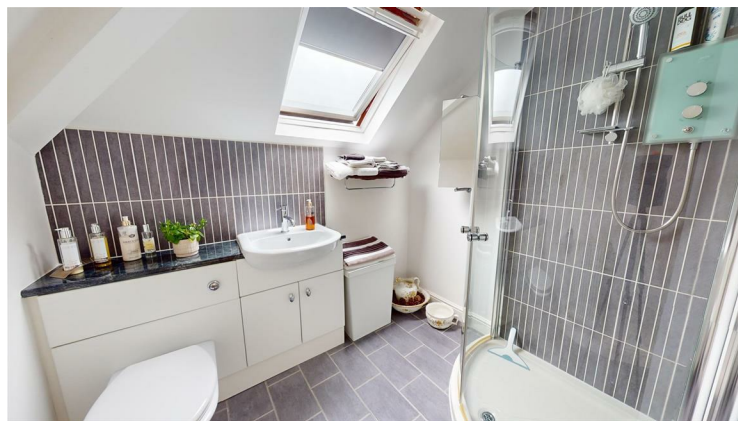
By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW

ENSUITE

2.24m x 1.78m (7'4" x 5'10")



A modern well appointed shower room comprising corner shower cubicle with Mira electric shower unit, semi recessed wash basin with mixer tap and white cabinet beneath and WC with concealed cistern. Attractive part tiled walls, matching tiled floor, radiator, extractor fan, recessed ceiling lighting and double glazed roof light with integrated blind.

OUTSIDE



The property is approached via a splayed entrance leading to a tarmacadam brick edged driveway which extends to the front and side of the property providing parking/turning as well as access to the garage to the rear. There are 3 double, weather proof electric sockets located around the outside of the house.

FRONT GARDEN

Well maintained shaped lawns extend to either side of the drive with particularly well stocked shrubbery borders with a variety of specimen shrubs and bushes., providing a wealth of colour through the summer season.

REAR GARDEN



To the rear is a private lawned garden with well stocked shrubbery borders together with a paved patio areas across the rear elevation of the property with brick retaining walls. Gravelled area to the rear of the garage with raised vegetable beds. Useful storage area to the side of the garage and outside WC.



contemporary radiators, connection for wall mounted TV and oak framed/glazed interior doors to the living room.



LIVING ROOM

3.94m x 3.63m (12'11" x 11'11")



Double glazed window to the front, herringbone wood block floor, wall light points, connection for wall mounted TV and radiator.

UTILITY

3.81m x 2.24m (12'6" x 7'4")



Matching cupboards to the kitchen with contrasting coloured worktop and inset sink unit with mixer tap. Tiled splashback, wall mounted Worcester gas fired central heating boiler, plumbing for washing machine and space for tumble dryer and fridge/freezer. Continuation of the tiled floor from the kitchen, radiator, double glazed exterior door to the garden, recessed ceiling lighting and deep walk in storage cupboard (5'11" x 5'9") with shelving, light and tiled floor.

CLOAKROOM/WC

1.91m x 1.78m max overall (6'3" x 5'10" max overall)



Fitted with a modern suite comprising pedestal wash basin with mixer tap and low flush WC. Tiled floor, radiator, recessed ceiling lighting, double glazed window with frosted glass and built in linen cupboard with electric heater and slatted shelving.

BEDROOM ONE

3.91m x 2.92m (12'10" x 9'7")



Double glazed window to the front, two wall light points, radiator and walk in wardrobe (4'11" x 4'11") with fitted shelving, hanging rails and light.

EN SUITE

1.88m x 1.45m (6'2" x 4'9")



A fully tiled en suite shower room fitted with a modern suite comprising corner shower cubicle with mains shower valve with twin headset, wash basin with cabinet beneath and low flush WC. Tiled floor, radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

BEDROOM TWO

3.94m x 3.02m max into recess (12'11" x 9'11" max into recess)



Double glazed window to the rear, herringbone wood block floor, modern fitted wardrobe unit with matching open shelving to one side and radiator.

BATHROOM

2.95m x 2.34m (9'8" x 7'8")



A well appointed fully tiled bathroom with four piece suite and fitted cabinet comprising panelled bath with mixer tap, corner shower cubicle with Mira electric shower, semi recessed wash basin with cabinet beneath and low flush WC with concealed cistern. Attractive fully tiled walls with matching floor tiles, modern brushed chrome radiator, recessed ceiling lighting and double glazed window with frosted glass.



FIRST FLOOR LANDING

2.06m x 1.96m overall (6'9" x 6'5" overall)



Double glazed dormer window to the front, built in store (6' x 3'9") with shelving and internal door leading through to under eaves.

BEDROOM THREE

3.48m x 2.95m plus 1.96m x 1.96m (11'5" x 9'8" plus 6'5" x 6'5")



An attractive room with a double glazed dormer window to the rear with views over the garden and across to neighbouring school fields, modern fitted wardrobe unit with matching chest of drawers to one side, radiator and internal door to shower room.

