

34 Elm Drive, Northop Hall, Mold, Flintshire, CH7 6JJ

Cavendish
ESTATE AGENTS

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GROSS INTERNAL AREA
GROUND FLOOR 918 sq.ft. FLOOR 1 759 sq.ft.
EXCLUDED AREAS : GARAGE 169 sq.ft. BALCONY 143 sq.ft. REDUCED HEADROOM 23 sq.ft.
TOTAL : 1,677 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	53	
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Offers Over
£350,000

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 DECEPTIVELY SPACIOUS FIVE BEDROOM ARCHITECT DESIGNED HOUSE WITH INTEGRAL GARAGE set in private landscaped gardens, in a cul-de-sac location. Situated in the centre of this sought after village community, some four miles from Mold. Built in the early 1990's to a modern contemporary, split level design with spacious and very adaptable family sized accommodation on two floors. Features include impressive reception hall with high vaulted ceiling, dining hall, sitting room with access to the garden, kitchen, utility room, two ground floor bedrooms, study/store room, and shower room. To the first floor there is a spacious lounge with access onto an enclosed balcony, three further double size bedrooms and family bathroom. Parking to the front, integral garage and private enclosed landscaped rear garden designed for ease of maintenance. Double glazing and electric heating. VIEWING HIGHLY RECOMMENDED.



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LOCATION

This attractive property forms part of an established residential area close to the centre of Northop Hall village which has a popular primary school, a local shop serving daily needs and an inn. The village is some 4 miles from Mold and 10 miles from Chester, and the A55 Expressway is within three-quarters of a mile enabling ease of access throughout the region.

THE ACCOMMODATION COMPRISES

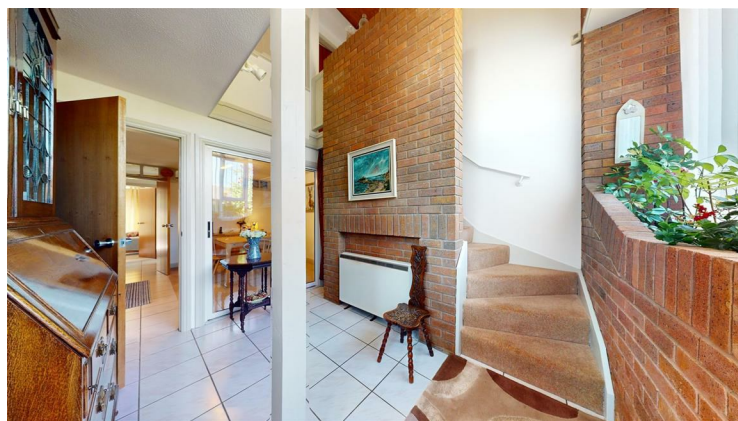


FRONT ENTRANCE

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

RECEPTION HALL

3.15m x 2.26m (10'4" x 7'5")



An impressive reception hall with feature brick walling and high vaulted pine clad ceiling. Raised planter and large

double glazed window to the front and further high level window above the front door. Turned staircase to the first floor, tiled floor and radiator. Internal door and patio doors leading through to dining room.

DINING ROOM

3.56m x 3.35m (11'8" x 11')



Continuation of the tiled floor, radiator, feature glass panelling depicting the Clwydian Hills and Moel Famau, electric panelled heater and doorways leading off to the kitchen, utility room and inner hallway.



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

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights into King Street. At the roundabout take the second exit. On reaching the next set of traffic lights take the left hand turn signposted for Sychdyn / Northop. Proceed through Sychdyn and on reaching the traffic lights at Northop turn right signposted for Connah's Quay. Proceed over the A55 Expressway and take the next right signposted for Northop Hall. Follow this road into the village, passing the shop on the right hand side, and take the next right turning thereafter into St Mary's rive (opposite the Church) and then immediate into Elm Drive. Follow the road around to the left whereupon the property will be found at the head of the cul de sac on the right hand side.

BEDROOM THREE/STUDY

3.99m x 2.79m (13'1" x 9'2")



A versatile room with Velux double glazed roof light, electric storage heater, work station and access to under eaves storage.

OUTSIDE

The property is approached over a gravelled drive with feature brick walling affording off road parking as well as access to the integral single garage. There is gated access to the side of the property leading through to the rear garden.

FRONT GARDEN

Feature raised flower bed with mature shrubs and bushes.

INTEGRAL GARAGE

5.97m x 2.79m (19'7" x 9'2")

Up and over door, work bench with storage beneath, and power and light installed.

REAR GARDEN



To the rear is a pleasant private enclosed landscaped garden which is approached over a wide part paved pathway which extends to the left hand gable with high walling to the boundary and outside security light. The garden includes an extensive paved area and steps leading up to a landscaped garden with gravelled pathways and deep well stocked shrubbery borders. A new panelled fence extends to the rear. The garden is not directly overlooked.



KITCHEN

3.56m x 2.54m (11'8" x 8'4")



Fitted with a range of grey fronted base and wall units with light tone worktops, inset composite sink unit with twin bowls and mixer tap and tiled splashback. Range of integrated appliances comprising electric double oven, ceramic hob, cooker hood and dishwasher. Space for fridge/freezer, breakfast bar, tiled floor and double glazed window to the side gable.

UTILITY ROOM

2.69m x 1.45m (8'10" x 4'9")



Fitted worktop with inset sink unit, wall cupboard, plumbing for washing machine and space for tumble dryer. Built in broom cupboard, tiled floor and UPVC double glazed exterior door and window.

INNER HALLWAY

Recessed ceiling lighting.

SITTING ROOM

3.58m x 3.12m (11'9" x 10'3")



UPVC double glazed patio door overlooking the rear garden, further double glazed window to the side gable, feature painted brick wall with tiled hearth (no flue) TV aerial point and electric storage heater.

BEDROOM FOUR

3.56m x 2.54m (11'8" x 8'4")



Window to the rear and electric panelled heater.

BEDROOM FIVE
3.56m x 2.57m (11'8" x 8'5")



the side gable and matching French doors leading out onto the balcony. Feature brick walling and out built chimney breast (no flue) with raised tiled hearth, two electric storage heaters and TV aerial point.

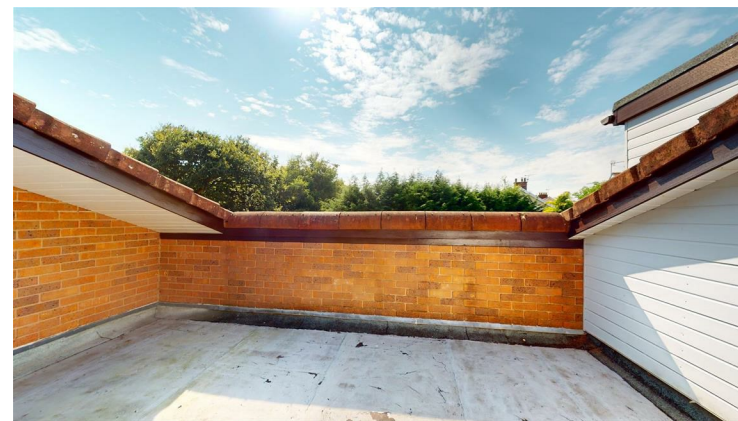


Double glazed window to the rear and electric panelled heater.

STUDY/STORE ROOM
2.77m x 2.31m (9'1" x 7'7")

High level double glazed window with frosted glass, laminate flooring and electric storage heater.

BALCONY



SHOWER ROOM

Comprising shower tray with tiled surround and electric shower, semi recessed wash basin with cabinet beneath and WC with concealed cistern. Tiled floor, electric storage heater and, double glazed window with frosted glass.

BEDROOM ONE

3.56m x 3.56m into wardrobes (11'8" x 11'8" into wardrobes)



FIRST FLOOR

LOUNGE

5.26m x 3.58m extending to 5.16m max overall (17'3" x 11'9" extending to 16'11" max overall)



A spacious and versatile room with double glazed window to

Double glazed windows to the front and side elevations,

exposed beam, fitted wardrobe unit with light wood effect door fronts, matching drawers and bedside cabinets. Electric panelled heater.

INNER LANDING

BEDROOM TWO

3.56m x 3.53m plus wardrobe recess (11'8" x 11'7" plus wardrobe recess)



Double glazed dormer window to the rear, storage alcove and electric panelled heater.



FAMILY BATHROOM
3.53m x 2.29m (11'7" x 7'6")



Fitted with a four piece suite comprising corner spa bath with electric shower, vanity wash basin with cupboard beneath, WC and bidet. Attractive part tiled walls, laminate wood effect flooring, electric storage heater, Velux double glazed roof light and airing cupboard housing the pre lagged hot water cylinder tank.

