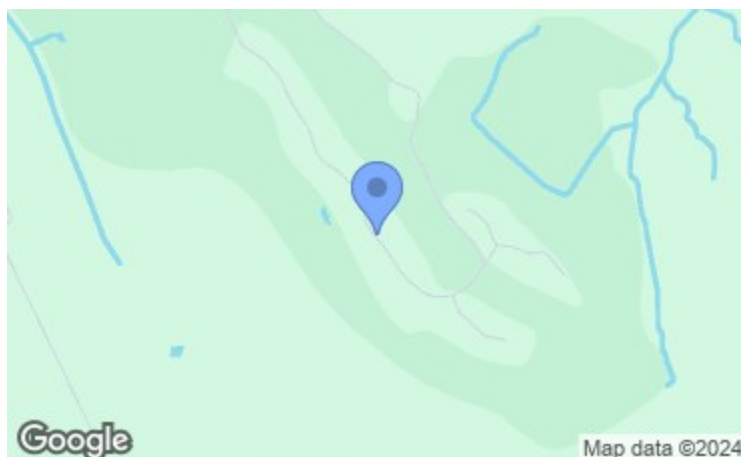




GROSS INTERNAL AREA  
 FLOOR 1 869 sq.ft. FLOOR 2 1,255 sq.ft.  
 EXCLUDED AREAS : TRIPLE GARAGE 564 sq.ft. BALCONY 79 sq.ft.  
 TOTAL : 2,124 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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	70	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**Western Gales Northop Country Park**  
 Northop, Mold, Flintshire  
 CH7 6WD

**Price**  
**£595,000**

**\*IMPRESSIVE DETACHED PROPERTY WITH TRIPLE GARAGE ON PRESTIGIOUS DEVELOPMENT\*** An imposing and meticulously maintained three bedroom detached Executive House with triple garage, set in mature gardens within the highly regarded Northop Country Park (golf course) development. Dating from 1997 this impressive house is designed to a very spacious and elegant plan with the principal living accommodation arranged on the first floor taking full advantage of the setting and views over the surrounding golf course. Features include a splendid 'L' shaped living room with dining area and balcony, a well appointed kitchen/breakfast room with corian worktops and Neff appliances and a spacious principal bedroom with fitted wardrobes and modern highly appointed ensuite shower room. To the ground floor there is spacious reception hall with cloakroom/Wc, study/optional third bedroom with custom made units, second (guest) bedroom with ensuite bathroom; and a large utility room with internal access into the garage. Outside there is off-road parking for several cars, a substantial triple garage with electric doors and private lawned gardens, with patio areas and well stocked shrubbery borders. The property benefits from double glazing and a gas fired central heating system. **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 Estate Agents Ltd.



**LOCATION**



The property forms part of this prestigious and highly regarded development of executive homes situated on the noted Northop Country Park Golf Course with highly regarded restaurant. Northop is a small village community some two and a half miles from Mold and 12 miles from Chester. The village has a local store and post office, catering for daily needs, together with a primary school, parish church and two inns. The A55 Expressway is located on the edge of the village enabling ease of access towards the North Wales coast, Cheshire and the motorway network beyond. Both Manchester and Liverpool International Airports are within an hour's drive.

**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Covered front entrance with outside light point, quarry tiled step and part glazed wood panelled front door to reception hall.

**RECEPTION HALL**



Spindled staircase to the first floor, coved ceiling, deep understairs storage cupboard, alarm control panel and double panelled radiator.

**CLOAKROOM/WC**

2.59m x 1.57m (8'6" x 5'2")



Comprising low flush WC and pedestal wash basin, radiator and double glazed window with frosted glass.

**REAR GARDEN**



To the rear is a good size garden which has been developed over many years to provide a private setting with large informal central lawns and deep well stocked shrubbery borders and hedging. Paved patio areas, outside light 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 signposted for Queensferry. At the next set of traffic lights bear left for Sychdyn / Northop. Continue through Sychdyn village and on reaching the traffic lights at Northop thereafter turn right and then right again after approximately 300 yards following the signs for Northop Country Park. Bear right at the junction and then first left into the County Park itself.

Proceed straight ahead at the mini roundabout and into the residential area, whereupon the property is the 10th house on the left hand side.

**AGENTS NOTES**

We are advised there is a residents management committee for the development and an annual service charge is payable for the up keep of the communal areas. The 2024/2025 charge being £586.94.

**COUNCIL TAX**

Flintshire County Council - Tax Band H

**TENURE**

Understood to be Freehold

**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



**EN SUITE SHOWER ROOM**  
2.46m x 2.16m (8'1" x 7'1")



A modern luxury en suite shower room with quality fully tiled walls with matching floor with electric underfloor heating. Comprising corner shower cubicle with Hansgrohe mains shower valve, wall hung vanity wash basin with gloss walnut effect cabinet beneath and mixer tap, mirrored cabinet, further wall hung storage unit. and WC with concealed cistern. Contemporary style radiator, extractor fan and double glazed window with frosted glass.

**OUTSIDE**



The property is approached over a wide tarmac driveway which provides parking for three cars as well as access to the integral triple car garage.

**FRONT GARDEN**

Well maintained lawned garden extends to either side of the drive with mature hedging and shrubs and gated pathway to the side gable leading through to the rear garden.

**TRIPLE GARAGE**

8.53m x 6.40m overall (28' x 21' overall)



A substantial integral triple car garage with three up and over doors (two electrically operated), double glazed window with frosted glass, power and light installed, Worcester oil fired central heating boiler and exterior door to the garden.

**STUDY/OPTIONAL BEDROOM THREE**

4.75m x 3.20m (15'7" x 10'6")



Double glazed window to the front, range of custom made units extending to three walls with open shelving, display cabinets, fitted cupboards and desk. Telephone point and coved ceiling.

**BEDROOM TWO**

4.72m x 4.14m (15'6" x 13'7")



A spacious double room with double glazed window overlooking the rear garden, range of fitted wardrobe units extending to two walls with light cream door fronts, matching bedside cabinets and dressing table. Coved ceiling and radiator.



**EN SUITE BATHROOM**  
3.30m x 2.57m (10'10" x 8'5")



A large en suite bathroom with fitted cabinets comprising panelled bath with shower and screen, pedestal wash basin and WC. Fitted unit with drawers and open shelving above; part tiled walls, coved ceiling, extractor fan, shaver point and double glazed window with frosted glass.



### UTILITY ROOM

4.90m x 2.87m (16'1" x 9'5")

A large utility room with an extensive range of fitted base and wall units with wood grain/white door fronts, matching white worktops with inset sink unit with mixer tap and tiled splashback. Fitted coats hanging rail, plumbing for washing machine, integrated fridge/freezer, Double panelled radiator, extractor fan, double glazed window and exterior door to the garden. Tiled floor, alarm control panel and internal door to the garage.



### FIRST FLOOR LANDING

Loft access, V shaped double glazed window to the front, radiator and built in cupboard housing the pressurised hot water cylinder tank. Panelled interior doors lead to all rooms.



### KITCHEN

4.90m x 4.14m (16'1" x 13'7")



### LIVING/DINING ROOM

7.49m x 4.80m plus 3.84m x 3.99m (24'7" x 15'9" plus 12'7" x 13'1")



A generous size kitchen/breakfast room fitted with a quality range of solid oak fronted base and wall units with matching central island unit and Corian work surfaces with moulded sink unit with preparation bowl and mixer tap. Tiled splashback and range of integrated appliances comprising Neff electric double oven, fridge, dishwasher and microwave. Breakfast bar, tiled floor, recessed ceiling lighting and double glazed windows to the side and rear aspects with views over the golf course.

### BEDROOM ONE

5.26m x 5.11m overall (17'3" x 16'9" overall)



A spacious L shaped dual aspect room with double glazed windows to the front and rear aspects with views over the garden; and French doors to the adjoining balcony (10'2" x 7'2") with views over the golf course and surrounding area. Feature white fireplace surround with marble insert and hearth and coal effect gas fire, coved ceiling, double panelled radiators, TV aerial point and internal door leading through to the kitchen.

A spacious principal bedroom suite with double glazed window to the front, extensive range of fitted wardrobe units extending the full length of one wall with matching built in wardrobes with bedside cabinets and dressing table. Coved ceiling, TV aerial point and double panelled radiator.