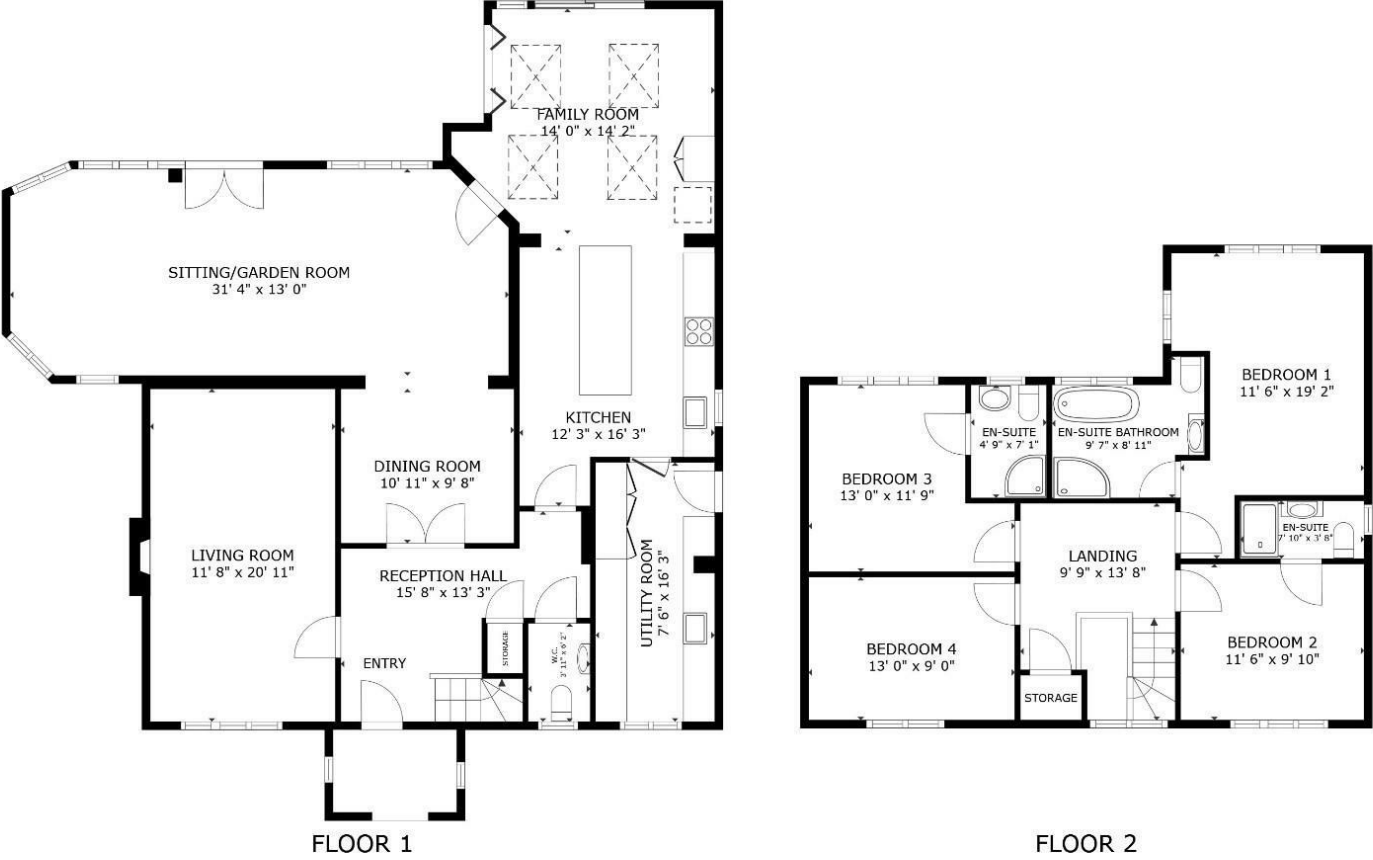
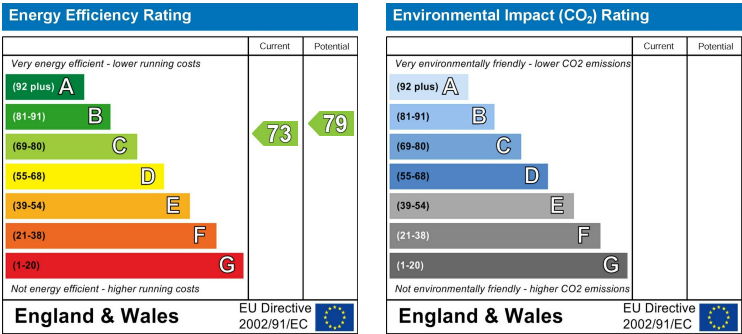
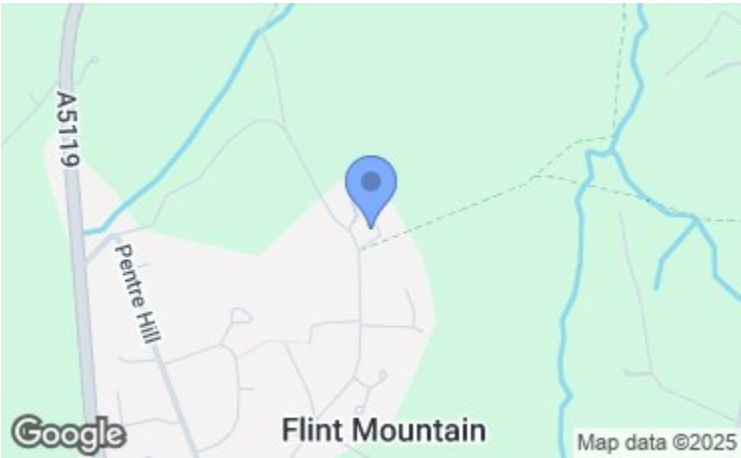


Y Cae Bach, Clos Fferm Y Waen, Flint Mountain, Flintshire, CH6 5UX



GROSS INTERNAL AREA
FLOOR 1 1,486 sq.ft. FLOOR 2 837 sq.ft.
EXCLUDED AREAS : VERANDA 41 sq.ft.
TOTAL : 2,323 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Y Cae Bach, Clos Fferm Y Waen
Flint Mountain, Flintshire
CH6 5UX

Offers Over
£650,000

An impressive and beautifully appointed four bedroom detached family house with paddock, the whole extending to approximately 0.82 acre, situated on the fringe of this convenient village location with uninterrupted views over surrounding countryside, across to the Dee Estuary and Wirral Peninsular in the far distance. Remodelled and greatly extended by the present owners to provide a very spacious family home with four reception rooms, a wealth of quality fittings and impeccable decorative order throughout. The accommodation is designed around a large reception hall and first floor landing with oak interior doors and in brief comprises: living room, dining room, a superb sitting/garden room (31' x 12'4"), a new luxury kitchen (2023) with quartz worktops and adjoining family room with bi fold doors to the garden, large utility room and ground floor cloakroom/Wc. First floor landing, three well appointed double ensuite bedrooms; and further fourth double bedroom. Gas heating with new boiler, new double glazing, extensive parking, for up to 9 cars, garage and large decked patio area to the rear. VIEWING HIGHLY RECOMMENDED.



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LOCATION



Dating from circa 2003 the property forms part of a small and very quiet, secluded cul-de-sac of only four houses in total, situated on the periphery of this popular rural village some one mile from the A55 and Northop Village. Flint Mountain occupies a convenient position along the A5119 approximately 0.5 miles from the interchange with the A55 at Northop. The A55 provides excellent road links to the North Wales Coast, Chester and motorway network beyond. The nearby towns of both Flint and Mold provide a comprehensive range of shopping facilities and schooling for all ages.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Covered front entrance with double glazed windows to either side, ceiling light point and wood effect double glazed composite front door to reception hall.

RECEPTION HALL

4.85m x 3.28m (15'11" x 10'9")



A splendid hallway with a turned oak staircase to the first floor with cloaks cupboard beneath, quality Karndean wood effect flooring, deep coved ceiling, alarm control panel and double panelled radiator. Twin double doors lead through to the dining room and sitting/garden room.

CLOAKROOM/WC



Fitted with a modern suite comprising low flush WC and wash hand basin with gloss grey cabinet beneath and tiled splashback. Tiled floor, radiator and double glazed window.

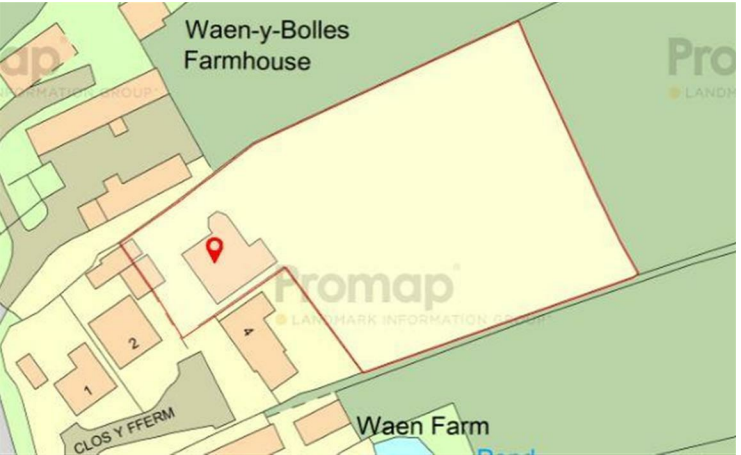
LIVING ROOM

6.35m x 3.56m (20'10" x 11'8")



A well proportioned room with double glazed window to the front, feature stone effect fireplace with pebble effect gas fire, deep coved ceiling, TV aerial point and two panelled radiators.

LOCATION PLAN



Location plan for identification purposes only.

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 along the High Street, turn right at the traffic lights onto King Street. At the roundabout take the second exit towards New Brighton and on reaching County Hall bear left at the traffic lights for Northop. Continue through Northop Village, over the A55 and then take the second right turning signposted Flint Mountain. On reaching the village boundary take the first right turning and follow this road to its farthest point where the road narrows and continue for a short distance whereupon Clos Fferm y Waen will be found set back on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band D

TENURE

Understood to be Freehold

and WC with concealed cistern. Part tiled walls, shaving point, chrome towel radiator, tiled floor, extractor fan and double glazed window with frosted glass.

BEDROOM FOUR
4.06m x 2.72m (13'4" x 8'11")



Double glazed window to the front, fitted wardrobe unit and radiator. Connection for TV. Scope to create an en suite.

OUTSIDE



The property forms part of a small select cul de sac of four properties in total and is approached to the front over a large block paved drive which extends to the side of the house providing parking for up to 9 vehicles. Double timber gates from the drive provides access into the garden and paddock.

GARAGE

Brick built semi detached garage with an electric up and over door, double glazed window, power, side door and outside light point.

GARDENS AND Paddock



To the rear of the property is an extensive and predominantly level grass paddock with established hedge boundaries bordering onto open countryside. There is an extensive timber decked patio extending across the rear elevation of the house with outside light point and 11 external power points, raised planters and two outside taps. The whole, including house, gardens and paddock extends to approximately 0.82 acre.



DINING ROOM
3.35m x 2.97m (11' x 9'9")



Karndean wood effect flooring, radiator and wide opening leading through to the sitting/garden room.

SITTING/GARDEN ROOM
9.45m x 3.76m (31' x 12'4")



A splendid second reception room/games room with double glazed windows overlooking the garden and with French doors leading out onto the adjoining decked patio. Continuation of the Karndean wood effect flooring, two radiators, wall mounted electric fire, recessed ceiling lighting and connection for wall mounted TV, Internal door leading through to the kitchen/family room.



KITCHEN/FAMILY ROOM
3.99m x 3.66m plus 4.98m x 4.55m (13'1" x 12' plus 16'4" x 14'11")



A superb open plan room combining kitchen and family room areas with vaulted ceiling to part, tiled flooring throughout with two sets of bi fold doors, with integral blinds providing access to the garden. The kitchen was refitted in 2023 with an attractive range of cream fronted units including a large central island/breakfast bar, seating up to 5 people and quartz worktops and matching upstands, feature handles and integrated bins. Belfast style sink with instant hot water tap, space for gas range style cooker with integrated cooker hood above, void for American style fridge/freezer and integrated dishwasher. Feature Venetian walling in the family room with connection for wall mounted TV, further window to the side gable and radiator. Integral larder with spice racks, work top, with power and sensor lights. The vaulted ceiling has 4 Velux windows with electric control to open and close, with integral blinds.



UTILITY
4.88m x 2.16m (16' x 7'1")



A fully fitted utility room with matching range of units and quartz worktops to the kitchen. Tiled splashbacks and continuation of tiled floor from the kitchen. Inset composite sink unit, 1 single and 1 double broom cupboard, both with integral power and sensor lights, void for tumble dryer and plumbing for washing machine. Space for chiller cabinet. Two radiators, Worcester gas fired central heating boiler, (2 years old) double glazed window and double glazed exterior door.

FIRST FLOOR LANDING
4.14m x 3.02m (13'7" x 9'11")



Spacious landing with double glazed window to the front, loft access, radiator, built in linen cupboard and oak panelled interior doors to all rooms.

BEDROOM ONE
4.65m x 3.73m max into alcove (15'3" x 12'3" max into alcove)



An attractive room with two double glazed windows to the rear taking full advantage of the views over the paddock and across to the Dee Estuary and Wirral Peninsula in the far distance. Range

of fitted wardrobe units to one wall with light oak effect door fronts and radiator. Connection for TV.

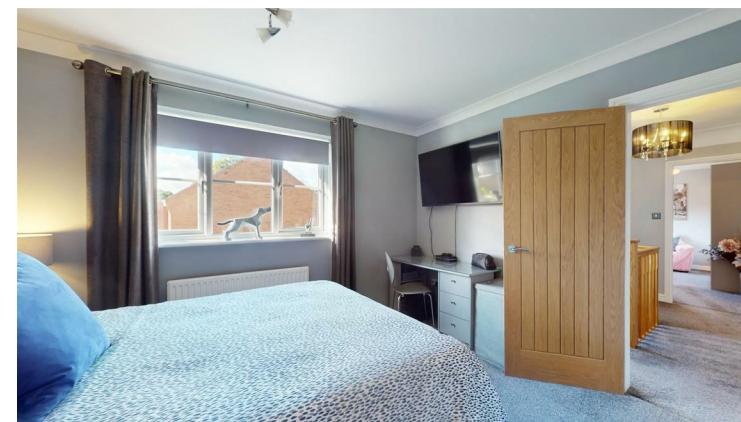
EN SUITE BATHROOM
3.05m x 2.11m (10' x 6'11")



A luxury en suite bathroom with four piece suite and attractive fully tiled walls with matching floor. Comprising panelled bath with mixer tap/shower attachment, corner shower cubicle with mains shower valve with twin headset, vanity wash basin with mixer tap and mirror above and WC with concealed cistern. Integrated TV, shaving point, recessed ceiling lighting, double glazed window and extractor fan.



BEDROOM TWO
3.51m x 2.97m (11'6" x 9'9")



Double glazed window to the front and radiator. Connection for TV.

EN SUITE SHOWER ROOM
2.41m x 1.19m (7'11" x 3'11")



A modern well appointed en suite shower room with contemporary suite comprising large tiled shower enclosure with sliding screen and mains shower valve with twin headset, vanity wash basin with mirror above and WC with concealed cistern. Shaving point. Matching tiled floor, recessed ceiling lighting, extractor fan, double glazed window with frosted glass and chrome towel radiator.

BEDROOM THREE
3.56m x 3.10m plus recess (11'8" x 10'2" plus recess)



A double size room with double glazed windows to the rear with views, fitted wardrobe unit, radiator and connection for TV.

EN SUITE SHOWER ROOM
2.13m x 1.45m (7' x 4'9")



A well appointed en suite shower room comprising corner shower cubicle with mains shower valve with twin headset, fitted cabinet with semi recessed wash basin with grey cabinet beneath