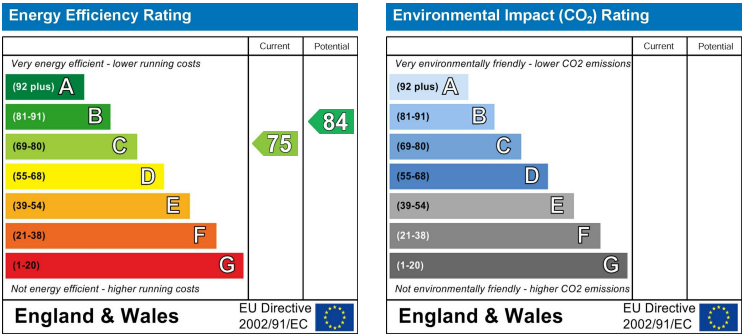
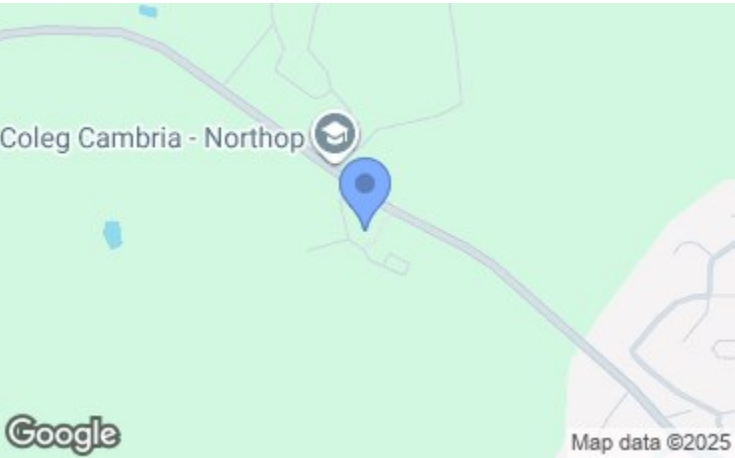
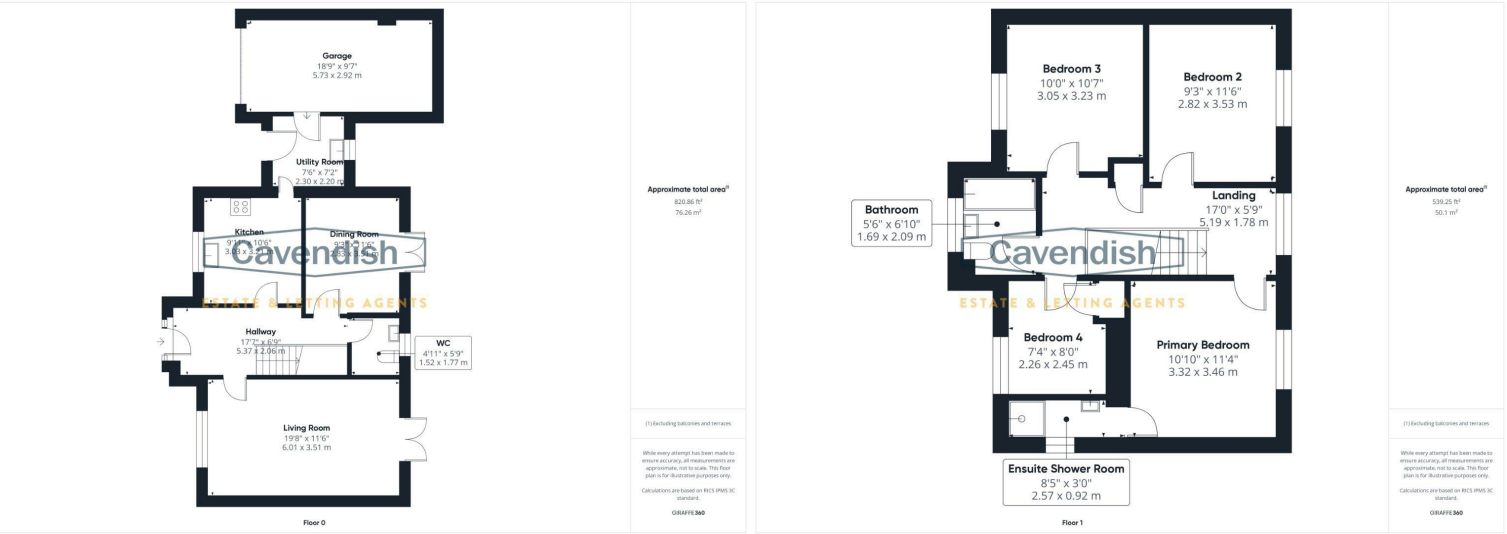




3 Maes Celyn
Northop, Mold, Flintshire
CH7 6BA

Offers In The Region Of
£460,000

A well-presented four-bedroom Detached home situated in the sought-after village of Northop. This spacious property offers generous living accommodation throughout, including a bright dual-aspect living room, modern kitchen with utility, separate dining room, and ground floor WC. Upstairs features four well-proportioned bedrooms, an ensuite to the primary, and a stylish family bathroom.

Externally, the home benefits from a large paved driveway with parking for up to four cars, a front lawn with mature borders, and an impressive two-tiered rear garden. The garden is laid to lawn with a patio seating area and a charming summer house—perfect for outdoor entertaining.

Ideal for families seeking space, comfort, and a convenient village location.

LOCATION



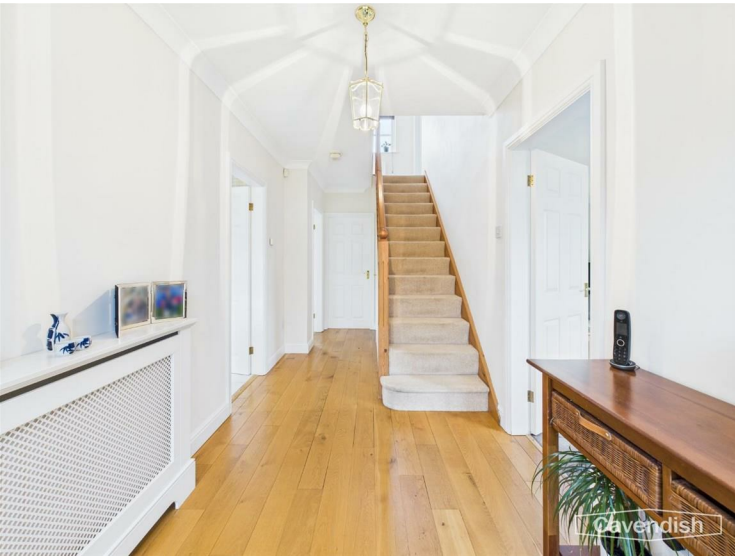
Maes Celyn is a peaceful Cul-du Sac on the outskirts of the popular village of Northop, approximately five miles from Mold and 12 miles west of Chester. Northop has a general stores/post office, two inn's and a popular primary school. The village also has a well supported cricket club and is home to the Northop Golf Course and Celtic Arms restaurant. The county town of Mold provides a comprehensive range of shops and supermarkets, several popular eating establishments and secondary schools. A school bus/pick up service is also available from the village to the highly regarded Kings and Queens independent schools in Chester and both Manchester and Liverpool airports are usually within a 45 minutes drive.

ACCOMODATION COMPRISE

Located in the desirable village of Northop, this well-positioned four-bedroom Detached home offers generous living space, modern comforts, and excellent kerb appeal. Set back from the road, the property benefits from a spacious paved driveway with parking for up to four cars, bordered by a well-maintained lawn and silver birch trees that add charm and privacy

HALLWAY

5.37 x 2.06 (17'7" x 6'9")



Upon entering through a green UPVC front door, you're welcomed into a bright and inviting entrance hallway with warm wooden flooring, a light pendant overhead, and a neatly designed radiator cover. The hallway leads to the principal rooms on the ground floor, as well as carpeted stairs that rise to the first floor.

LIVING ROOM

6.01 x 3.51 (19'8" x 11'6")



The living room is a bright and spacious retreat with dual-aspect windows— a large UPVC window to the front and French doors with glazed panels opening out to the rear

for about 0.6 miles. Then turn left to stay on A5119 and drive for roughly 2.0 miles. After that, make a left turn, continue for about 0.2 mile, and then take another left for 0.4 mile. Finally, turn left onto Maes Celyn. the property will be on the left hand side of the Cul Du Sac.

AGENTS NOTES

- *No Onward Chain
 - *Scope for extension to the rear
 - * Large Front and rear garden
 - *Gas central heating
 - *UPVC double glazing at the front of the property
 - *Wooden double glazing at the rear
- Amended 18.09.25 NAD

ANTI MONEY LAUNDARY 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

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.

VIEWINGS

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

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

Amended - 16.07.25

BATHROOM
1.69 x 2.09 (5'6" x 6'10")



Completing the first floor is the family bathroom, which includes tiled flooring and walls, a white WC, basin, and bathtub with an electric shower overhead. A frosted double-glazed window, extractor fan, and light pendant ensure both comfort and practicality.

GARDEN



Externally, the rear garden is accessible from both the living and dining rooms an impressive two-tiered rear garden. The garden is laid to lawn with a patio seating area and a charming summer house—perfect for outdoor entertaining creating a fantastic indoor-outdoor flow for family life.



TENURE

Freehold

COUNCIL TAX

Flintshire county council tax band G

DIRECTIONS

From the Mold Office, head north-east on Chester Street/A5119 towards High Street/B5444 for approximately 0.2 miles. At the roundabout, take the first exit onto Lead Mills/A541 and continue for about 0.1 mile. Next, when you reach the following roundabout, take the fourth exit onto King Street/A5119, and continue on A5119

garden. Soft neutral carpets add warmth underfoot, while a marble fireplace with a gas fire creates a cosy focal point. Two pendant lights enhance the welcoming ambiance of this elegant space.



KITCHEN

3.03 x 3.21 (9'11" x 10'6")



The kitchen is both functional and stylish, with a crisp white tiled floor and matching white wall and base units complemented by a wood-effect countertop. Cream-tiled splashbacks provide a clean finish, while a four-ring Bosch gas hob, stainless steel double oven, extractor fan, and integrated dishwasher make cooking a pleasure. There's a

stainless steel sink under a bright window and under-counter lighting to complete the space.



UTILITY

2.30 x 2.20 (7'6" x 7'2")



Just off the kitchen is a utility room with coordinating white units, wood-effect worktops, and a stainless steel sink. A UPVC door gives direct access to the front of the property, and a rear window looks out onto the garden

GARAGE

5.73 x 2.92 (18'9" x 9'6")

The utility area also leads into the internal single garage, which is fitted with lighting, electrics, water supply, and

houses the Worcester boiler. The garage also includes useful mezzanine storage and loft access.

DINING ROOM

2.83 x 3.51 (9'3" x 11'6")



The separate dining room offers a lovely space for entertaining, finished with neutral décor, a radiator, and pendant lighting. Glazed wooden double doors open out to the rear patio, connecting indoor and outdoor spaces seamlessly.

Downstairs WC

1.52 x 1.77 (4'11" x 5'9")

Also on the ground floor is a neatly presented WC, featuring white tiled flooring, a matching white WC and hand basin, radiator, and a frosted double-glazed window for natural light and privacy. Under the stairs, a built-in storage cupboard adds practicality.

LANDING

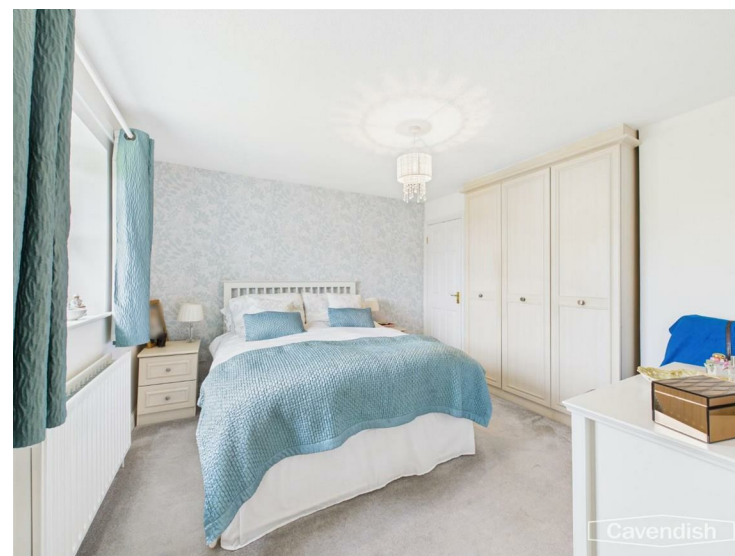
5.19 x 1.78 (17'0" x 5'10")



Upstairs, the landing is carpeted and fitted with a radiator, with a double-glazed window to the rear offering open views. There is loft access, a light pendant, and doors leading to the four bedrooms, family bathroom, and airing cupboard.

PRIMARY BEDROOM

3.32 x 3.46 (10'10" x 11'4")



The primary bedroom is a spacious double overlooking the rear garden. It features soft carpet underfoot, a radiator, and built-in light wood storage cupboards.

ENSUITE SHOWER ROOM

2.57 x 0.92 (8'5" x 3'0")



A private ensuite includes vinyl flooring, white wall tiles, an electric shower with ventilation system, a small hand basin, and a frosted window for additional airflow.

BEDROOM 2

2.82 x 3.53 (9'3" x 11'6")



The second and third bedrooms are also generously proportioned doubles, each fitted with carpet, double-glazed windows, radiators, and pendant lights.

BEDROOM 3

3.05 x 3.23 (10'0" x 10'7")



BEDROOM 4

2.26 x 2.45 (7'4" x 8'0")



The fourth bedroom is a comfortable single room, ideal as a nursery or home office. It is carpeted, features a built-in wardrobe, and has a front-facing double-glazed window and radiator.