



Approximate total area<sup>(1)</sup>  
887.27 ft<sup>2</sup>  
82.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	
62	85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

## Maelgwyn Village Road

Northop Hall, Mold,  
CH7 6HT

**Price**  
**£220,000**

Discover this charming three-bedroom cottage nestled in the tranquil village of Northop Hall, just moments from the A55. Brimming with character, the home features a cosy living room with a wood-burner, a bright dining area opening onto a two-tiered rear yard, and a modern kitchen with integrated appliances. Upstairs offers a generous principal bedroom with ensuite, a spacious second bedroom and a versatile third. Outside, enjoy private parking, two storage sheds. Maelgwyn combines traditional charm with thoughtful updates – viewing is 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.

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## LOCATION



Tucked away in the peaceful village of Northop Hall and just moments from the A55, Maelgwyn greets you with a neatly tended front lawn framed by mature hedges and a gravel pathway that leads to a crisp white UPVC front door

## ACCOMODATION COMPRISE

### HALLWAY



Stepping inside, the entrance hallway welcomes you with warm wood-effect flooring and a handy cupboard housing the fuse board. Soft light spills in through a frosted double-glazed window, and a classic wooden-and-glass door opens into the heart of the home.

### LIVING ROOM



The living room is a cosy retreat bathed in natural

light from dual-aspect UPVC windows to front and rear. Underfoot, wood-effect floors flow beneath a central pendant light, while a wood-burning stove set upon a brick hearth with solid slate base and crowned with a timber mantle provides both warmth and character. Radiator covers add a neat finishing touch to this inviting space.

### DINNING ROOM



Through another glazed door lies the dining room, where there's room for a generous table beneath a simple pendant light. French doors open directly onto the rear yard, creating a seamless indoor-outdoor flow, and a useful cupboard beneath the stairs keeps clutter at bay.

### KITCHEN



In the adjoining kitchen, the same wood-effect flooring continues beneath crisp white wall and base units topped with black-marble worktops. A vibrant grey-tiled splashback frames the stainless-steel extractor and electric hob above, while a built-in oven and integrated appliances—including space and plumbing for a washing machine and dishwasher—ensure modern convenience. A deep stainless-steel sink sits beneath a rear-facing window that looks out over the yard and countryside beyond.

## BATHROOM



From here, a stable-style UPVC door leads into a small porch and the thoughtfully fitted downstairs bathroom. Tiled in crisp white panelling, the ground-floor bathroom features a matching grey tiled floor, a pristine white WC and basin set into a storage vanity, and a white bathtub complete with overhead shower. Spotlights and a frosted window keep the space bright and fresh, while a radiator adds warmth.

## LANDING



Climbing the carpeted stairs, you arrive at a bright landing with loft access and radiator covers.

## PRIMARY BEDROOM



The primary bedroom is a serene double space, its carpeted floor warmed by a row of built-in wardrobes with mirrored doors.

## ENSUITE BATHROOM



Rain-head ensuite shower room, tiled in cream white with spotlights and a frosted window, completes this private retreat.

## BEDROOM 2



The second bedroom offers generous proportions and garden views, while the third bedroom is a restful single ideal for guests or a home office.

## BEDROOM 3



## GARDEN



Outside, the private rear yard is arranged over two levels. The perfect spot for morning coffee or evening entertaining with a seating area, while gravel beds lead up to a raised lawn bordered by timber fencing and two handy wooden storage sheds. Beyond the garden gate lies a secluded parking space for one vehicle.

## TENURE

Freehold

## COUNCIL TAX

Flintshire Council Council - Tax Band C

## DIRECTIONS

From Cavendish Mold office Head north-east on Chester St/A5119 towards Tyddyn St At the roundabout, take the 1st exit onto Lead Mls/A54 At the roundabout, take the 4th exit onto King St/A5119

Continue to follow A5119 turn left to stay on A5119 2.2 mi Turn right onto Connah's Quay Rd/B5125 Turn right onto B5125 the property will be on your right hand side.

## ANTI MONEY LAUNDRY 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. 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.

## INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## 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.