



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,475 SQ.FT.
TOTAL: 1,475 SQ.FT.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	40
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Woodbank The Green

Northop, Mold, Flintshire,
CH7 6BD

Offers In The Region Of

£385,000

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 Residential.

*INDIVIDUAL DETACHED BUNGLOW *DESIRABLE LOCATION WITH VIEWS ACROSS COUNTRYSIDE *WITHIN WALKING DISTANCE OF VILLAGE CENTRE *NO ONWARD CHAIN

An extended two bedroomed detached bungalow of individual design, located along this noted and highly sought after lane on the fringe of Northop village, bordering fields to the rear, some 3 miles from Mold. Standing in an attractive plot with a wide frontage, brick driveway and private rear garden with pleasing views over the surrounding countryside. Built of brick-faced elevations beneath a slate roof, the property affords well proportioned accommodation with scope for successful purchasers to modernise and adapt to their own specification. The property benefits from an oil fired central heating system (mains gas available for connection) and double glazing and in brief provides; enclosed front entrance porch, reception hall, through lounge/dining room, kitchen, sitting room, conservatory, utility room, two double sized bedrooms (both with built-in wardrobes) and bathroom with four-piece suite. A splayed entrance leads to a brick paved drive and detached garage with useful workshop/store.



LOCATION



Woodbank occupies a most attractive setting along this minor country lane of individual homes, about 200 metres from the village High Street, which has a general stores/post office, inn and primary school. The village is located about three miles from Mold, and the A55 Expressway lies is nearby enabling ease of access along the North Wales coast to Chester (13 miles) and motorway network beyond. The Northop Country Park golf course is situated on the edge of the village.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed front door to entrance porch.

ENTRANCE PORCH

1.65m x 1.52m (5'5" x 5')



Feature part-glazed inner door to reception hall.

RECEPTION HALL

1.65m x 2.90m plus 5.74m x 0.99m (5'5" x 9'6" plus 18'10" x 3'3")

Radiator, access to part boarded loft with window to the side gable and built-in cloaks cupboard.

LOUNGE/DINER

4.42m x 7.39m max overall (14'6" x 24'3" max overall)



A spacious through room with a wide double glazed bow window to the front, further window to the side gable and matching French doors to the rear providing access to the garden and with pleasing views over the surrounding countryside. Fireplace with open fire grate, TV aerial point, double and single panelled radiators and serving hatch from the kitchen.



KITCHEN

5.05m x 2.77m max (16'7" x 9'1" max)

A galley-style kitchen fitted with a range of oak framed base and wall units with contrasting worktops, inset sink unit with preparation bowl, mixer tap and tile splashback. Integrated appliances comprising double electric oven, ceramic hob and cooker hood. Mistral freestanding oil-fired central heating boiler, built-in cupboard with slatted shelving, fully tiled walls and double glazed window with views over the garden and neighbouring countryside.

SITTING ROOM

3.58m x 3.35m (11'9" x 11')



Double glazed window to the side elevation and matching double glazed exterior door, panel radiator, TV and telephone point and double glazed sliding patio door leading through to the conservatory.



CONSERVATORY

6.12m x 3.18m (20'1" x 10'5")



Built on a brick base with UPVC double glazed windows taking full advantage of the setting and views over the adjoining countryside, matching French doors to the garden, pitched polycarbonate-type roof covering, double panelled radiator and tiled floor.

UTILITY

2.49m x 3.35m (8'2" x 11')

A range of base and wall units, single drainer stainless steel sink unit with mixer tap, connection for washing machine, space for fridge, extractor fan and internal single glazed window.

BEDROOM ONE

3.33m x 4.52m (10'11" x 14'10")

Double glazed window to the front, a range of fitted wardrobe units to one wall with full-height mirrored sliding door fronts and radiator.

BEDROOM TWO

2.74m x 4.52m (9' x 14'10")

A double sized room with double glazed window to the front, built-in wardrobes with full-height mirrored sliding door fronts and radiator.

BATHROOM

3.89m x 2.77m (12'9" x 9'1")



Fitted with a coloured suite comprising corner shaped bath, vanity unit with cupboards and drawers beneath and large tiled shower enclosure with mains shower valve and low flush WC. Matching fully tiled walls, radiator, double glazed window with frosted glass and extractor fan.

OUTSIDE



The property is located along this noted minor lane just off the village centre comprising mainly of individual detached family homes. Woodbank is approached via a wide splayed stone entrance with brick columns and twin gates leading to a brick paved driveway which extends across to the front elevation of the property, providing off-road parking as well as access to the detached garage.

FRONT GARDEN



Large well maintained front garden with shrubbery borders, various established shrubs and bushes and stone walling to the lane side. Outside security lights and gated access leading through to the rear garden.

DETACHED GARAGE

5.08m x 3.07m (16'8" x 10'1")

A brick built single garage with up-and-over door, glazed window and power and light installed. Electricity meters and an internal door to workshop/store.

WORKSHOP/STORE

3.07m x 1.83m (10'1" x 6')

A useful workshop with single glazed window, Belfast style sink with cold water supply, power and light installed and exterior door to the garden.

REAR GARDEN



To the rear is a private split level lawned garden which borders onto open farmland and enjoys views in an easterly direction over the surrounding area across to the village. Within the

garden there is an established rockery garden, a timber framed greenhouse, outside lights, timber garden shed and oil tank.



DIRECTIONS

From the Agents' Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit and on reaching the traffic lights thereafter, bear left signposted for Sychdyn/Northop. Follow the road through Sychdyn and on reaching the traffic lights at Northop, turn left and then take the second left after a short distance onto The Green, whereupon the property will be found after a short distance on the left hand side.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We

would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR 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

VIEWING

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

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

ESJ/DCW

Amended JH

Amended NAD