



9 Lllys Y Wennol

Northop Hall, Mold, CH7 6GE

Offers Over £450,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully appointed three-bedroom detached house, offering contemporary living in the highly sought-after area of Northop Hall. Thoughtfully upgraded by the current owners, this home boasts a stunning high-gloss kitchen, a newly fitted bathroom and en-suite, as well as fresh décor throughout. Designed with both comfort and entertaining in mind, the property features two spacious reception rooms and an impressive open-plan kitchen/family area, creating a stylish and sociable living space. A standout feature of this home is its exceptional south-facing rear garden, offering complete privacy and multiple areas perfectly suited for alfresco dining, relaxation, and entertaining.

Internally, the accommodation briefly comprises a welcoming reception hallway, a convenient cloakroom, a dual-aspect lounge, an open-plan kitchen/family room, and a separate dining room on the ground floor. The first floor offers three generously sized bedrooms, two of which are doubles, including a well-appointed principal suite with en-suite facilities. A modern family bathroom, fitted with a luxurious four-piece suite, completes the upper level. Externally, the property benefits from a block-paved driveway providing off-road parking for two vehicles, while the beautifully landscaped and private rear garden creates the perfect outdoor retreat.

Situated in the desirable village of Northop Hall, this property benefits from excellent local amenities, well-regarded schools, and convenient transport links, making it ideal for families and professionals alike. Northop Hall offers a local shop, primary school, community centre, tennis court, public house, and public transport services. The nearby market town of Mold provides additional facilities, including both Welsh and English medium schools, a twice-weekly street market, a theatre, and extensive recreational options. With easy access to the A55 and major motorway networks.

Accommodation Comprises:

Entrance Hall

The entrance to the property is truly impressive, offering a spacious and welcoming ambience. Accessed via a high-quality composite door with an elegant frosted glass inset, the hallway is bright and inviting, setting the tone for the rest of the home. As a focal point of the house, it boasts a stunning staircase with a sleek glass and solid oak balustrade, creating a striking first impression. A double-panel radiator ensures warmth, while a UPVC frosted window to the front elevation enhances both privacy and natural light.

Practicality meets style with an under-stairs storage cupboard, complete with an electrical supply, alarm system, and coat hooks. Additional features include a wall-mounted heating control panel, a coved and textured ceiling, stylish wall light points, and a secondary double-glazed frosted window to the front elevation, further elevating the sense of space and light.

Lounge

The lounge is a welcoming and stylish space, featuring a large UPVC double-glazed bay window to the front elevation, complete with a charming window seat. The room boasts a textured and decorative coved ceiling, while a gas fire with a marble surround and hearth serves as an elegant focal point. Additional features include wall light points, a sliding UPVC door to the rear elevation, a TV aerial socket, and a phone point, ensuring both comfort and convenience.

Kitchen/ Family Entertaining Area

The heart of this home is the stunning kitchen and family entertaining area, designed for both style and practicality. The kitchen is fitted with a sleek range of high-gloss wall, base, and drawer units, all featuring soft-close mechanisms and under-counter lighting. Integrated appliances include a high-level oven and grill, a Russell Hobbs integrated microwave, a fridge and freezer, a dishwasher, and a washing machine. A stainless steel one-and-a-half sink unit with a matching drainer and an adjustable mixer tap adds to the kitchen's functionality. The space is finished with granite-effect work surfaces, including a built-in breakfast bar, and a four-ring gas hob with an extractor hood above. Recessed spotlights and a coved ceiling enhance the modern feel, while wood-effect laminate flooring flows seamlessly into the family dining area. A double-glazed UPVC window overlooks the rear elevation, while the entertaining space benefits from an additional double-glazed window and patio doors leading to the side area, part of the wraparound garden. A further frosted UPVC window provides additional natural light, and the room is completed with a modern radiator, a phone point, and a TV aerial socket.

Dining Room

The dining room is a fantastic additional space, featuring a double-glazed UPVC window with leaded

insets to the front elevation, allowing plenty of natural light to flood the room. It also includes a single-panel radiator, wall light points, and a textured and coved ceiling, adding to the room's warmth and character. This versatile space is perfect for formal dining or casual gatherings.

Downstairs W.C

The ground-floor W.C is fitted with a modern two-piece suite, comprising a low-flush W.C and a pedestal sink unit with a tiled splashback. A UPVC double-glazed frosted window to the front elevation provides natural light, while a coved and textured ceiling, loft access point, ceiling light, wall light, and a single-panel radiator ensure comfort and convenience. The space is completed with durable laminate or vinyl flooring for easy maintenance.

First Floor Accommodation

Landing

The staircase leads from the hallway to a stunning galleried landing, featuring a stylish glass and solid oak balustrade. The space is enhanced by a textured and coved ceiling, a loft access point, and a single-panel radiator. A double-glazed UPVC window to the front elevation allows natural light to fill the area, while a convenient storage cupboard houses the combination boiler and fitted shutter shelving, providing practical storage solutions.

Bedroom One

The main bedroom is a spacious and well-appointed retreat, featuring a range of fitted wardrobes, including an overhead wardrobe above the bed, providing ample storage. Natural light floods the room through two double-glazed UPVC windows to the front and rear elevations. Additional features include two single-panel radiators, a coved ceiling, recessed spotlights, a TV aerial socket, and wood-effect laminate flooring, creating a stylish and comfortable space.

En-Suite

A door opens into the en-suite, which is beautifully fitted with a modern three-piece suite. This includes a corner shower cubicle with a mains shower attachment, a hand basin set within a stylish vanity unit, and a low-flush WC. The space is finished with a wall mounted illuminated mirror, fully tiled walls, a coved ceiling, recessed spotlights, and an extractor fan. A frosted double-glazed UPVC window to the front elevation provides privacy while allowing natural light to filter in. Additional features include a heated towel rail and a wall-mounted shaver socket for added convenience.

Bedroom Two

The second bedroom is a well-proportioned space featuring a built-in wardrobe for ample storage. A double-glazed UPVC window to the rear elevation allows natural light to fill the room. Additional features include a coved ceiling, a central ceiling light point, and a single-panel radiator, creating a comfortable and inviting atmosphere.

Bedroom Three

The third bedroom also benefits from built-in wardrobes, providing excellent storage solutions. It features a coved and textured ceiling, a central ceiling light point, and a double-glazed window with lead detailing to the front elevation, adding character and style to the space.

Family Bathroom

The family bathroom is beautifully appointed with a modern four-piece suite, including a corner shower cubicle with a mains shower attachment and a waterfall shower, complete with UPVC splashback in that area. A panelled bath with a mixer tap, a close-coupled WC, and a sleek sink unit set within a vanity provide both style and functionality. The space is finished with tiling to dado height, a frosted double-glazed UPVC window to the front elevation, recessed spotlighting, a coved ceiling, a chrome heated towel rail, and stylish tile-effect flooring.

Outside/ Garden

Outside, the property benefits from a detached garage with a pitched roof, offering ample storage space and equipped with power and lighting. Attached to the garage is a practical potting shed, featuring plumbing for a tumble dryer, a work surface, and a corrugated plastic roof, making it a versatile space for additional storage or workspace. The garden is a delightful mix of paved patio areas and a well-maintained lawn, providing the perfect setting for outdoor relaxation and entertaining.

The garden is easily accessed via the kitchen, where you're immediately greeted by a charming paved stone patio area, featuring a circular section perfect for alfresco dining. Steps lead up to a larger lawn

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area, bordered by lush laurel bushes and a variety of shrubs and plants. A further strip of land extends to another lawn, with an additional paved stone area, ideal for more outdoor dining. The patio area is equipped with an electric awning, providing shade in the warmer months and extending your outdoor enjoyment into the evening. The garden is completely private, with no properties directly overlooking, offering a rare sense of seclusion and tranquillity.

EPC Rating - C

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How To Make An Offer

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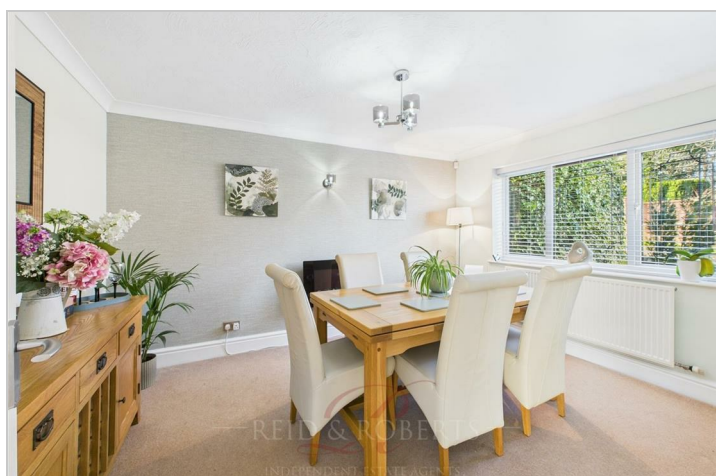
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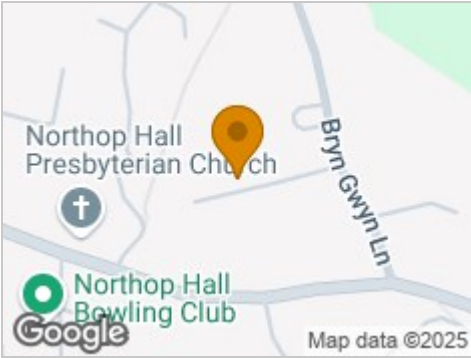
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Road Map



Hybrid Map



Terrain Map



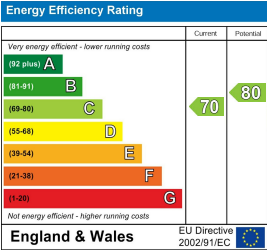
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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