



## 11A Gardd Eithin

Northop Hall, CH7 6GJ

Offers Around £300,000





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## Accommodation comprises:

Concrete patterned driveway leads to a composite front door into:

### Reception Hallway

Spacious hallway offering double-glazed window, fitted radiator, oak handrail and spindles to the staircase, matching internal doors, laminate flooring, and understairs storage cupboard.

### Lounge

15'7" x 10'2" (4.75m x 3.10m)

A spacious and light-filled room featuring three double-glazed windows, a coal-effect gas fire with a wooden surround and mantle and a fitted radiator.

### Open Plan Kitchen/Dining Room

17'3" x 9'6" (5.26m x 2.9m)

The heart of the home, this generous open-plan space features matching wall and base units with work surfaces over, one-and-a-half sink unit with storage below, electric oven, and gas hob. A cupboard conceals the wall-mounted gas boiler, with complementary tiling to the splashback areas. The kitchen area has tiled flooring, while the dining area boasts laminate flooring. A double-glazed window allows plenty of natural light, and a radiator completes the room. French doors lead to the conservatory.

### Conservatory

9'4" x 8'5" (2.87m x 2.57m)

Boasting an insulated tiled roof, laminate flooring and double-glazed windows, this bright and spacious conservatory is the perfect spot to unwind. With French doors opening onto the garden, it offers a tranquil and private retreat, overlooking the garden which is not overlooked, ensuring ultimate peace and seclusion.

### Door off Kitchen leads into:

### Utility Room

7'4" x 7'1" (2.26m x 2.18m)

Equipped with double-glazed windows, wall and base units with work surfaces, plumbing for an automatic washing machine and double-glazed rear door.

### Stairs lead upto the first floor accommodation

Well-lit landing features a double-glazed window, airing cupboard and loft access, providing access to the bedrooms and bathroom.

### Bedroom One

12'4" x 10'2" (3.78m x 3.12m)

Bright and inviting, this spacious double bedroom boasts a double-glazed window overlooking open aspect to the rear. The room is beautifully complemented by fitted bedroom furniture, including wardrobes, bedside cabinets, and a dressing table with drawers, fitted radiator.

A door leads into the ensuite

### En-suite

Featuring a radiator, WC, wash hand basin, and shower cubicle with complementary tiling.

### Bedroom Two

10'4" x 9'6" (3.15m x 2.9m)

A good-sized double bedroom with radiator and double-glazed window.

### Bedroom Three

9'3" x 6'5" (2.84m x 1.98m)

Currently used as a dressing room, this room has fitted wardrobes and storage, a radiator and double-glazed window overlooking open aspect to the rear. (max to wardrobe recess 4' 7" – min to wardrobe doors)

### Bathroom

### Outside

#### To the front

A stylish concrete-patterned driveway leads to the garage, featuring an up-and-over door with light and power connected. The front is further enhanced with low-maintenance hard landscaping, offering convenient parking for 2-3 cars.

#### To the rear

A single gate provides access to the rear garden, where Indian stone paving creates the perfect setting for alfresco dining and entertaining. The beautifully landscaped garden also includes a practical shed for extra storage. Enjoy a stunning open aspect to the rear, fondly known as 'The Gorsey,' which features a pathway leading from the Community Centre to Bryn Gwyn Lane, surrounded by a wide variety of trees.

### EPC Rating

Council Tax Band E

Tel: 01352 700070

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services

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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.



Road Map



Hybrid Map



Terrain Map



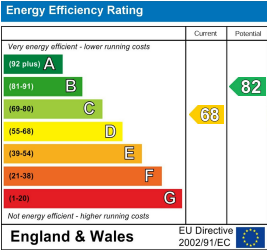
Floor Plan



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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