



1 The Courtyard, Swn Dwr Connah's Quay Road, Northop, Flintshire, CH7 6BT

£485,000

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EPC - D57

Council Tax Band - G

Tenure - Freehold

Connah's Quay Road, Northop

5 Bedrooms - House

Welcome to this charming property located on Connah's Quay Road in the delightful village of Northop. This stunning house, built in 1850, boasts a generous accommodation, perfect for a growing family or those who love to entertain

As you step inside, you are greeted by not one, but two spacious reception rooms, offering plenty of space for relaxation and social gatherings. The classic design of the house is complemented by modern touches, creating a warm and inviting atmosphere throughout.

The location of this property is truly special, offering the perfect blend of tranquillity and convenience. Northop is a picturesque village with a strong sense of community, while still being within easy reach of nearby amenities and transport links.



Accommodation

via a modern composite front door with decorative double glazing, leading into the;

Kitchen

25'4" x 15'2" (7.74m x 4.63m)

Comprising a range of modern wall, drawer and base units with worktops over, AGA range cooker which is set into a fireplace style endcap, Belfast sink with dual taps over, lighting, power points, radiator, island housing an induction hob with integrated oven below and space for dining, feature beams, stairs to the first floor landing, modern bi-folding door giving access to the rear and a door off into the;

Cloakroom

Comprising a low flush W.C., hand-wash basin with tap over and lighting.

Utility Room

11'10" x 7'8" (3.63m x 2.36m)

Being an excellent space for storage, void and plumbing for washing machine, having a range of cupboards, houses the boiler, lighting, power points and a door giving access to the garden.

Inner Hallway

Having lighting and doors off.

Open Plan Lounge / Dining Room

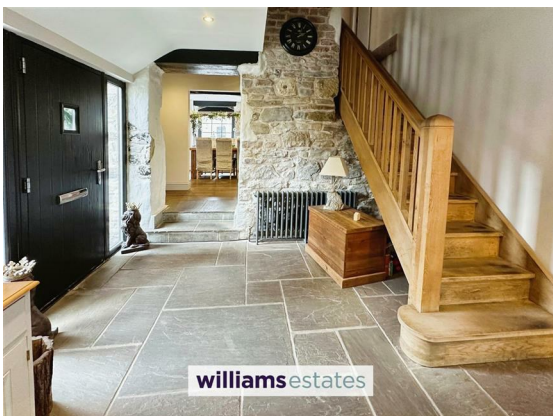
33'5" x 15'3" (10.20m x 4.65m)

To be described as the hub of the home, having lighting, power points, radiators, ample space for dining, inset electric burner with complementary surround and hearth, double glazed windows onto the side elevations, exposed beams and an open stone fireplace with multi-fuel burner.

Sitting Room / Snug

15'1" x 13'1" (4.60m x 4.00m)

Having a white-washed brick fireplace housing a log burner, lighting, power points, exposed stone and brickwork and quality oak flooring.



Stairs to the First Floor Landing

Having lighting, power and doors off to further accommodation.

Bedroom One

12'10" x 12'7" (3.93m x 3.86m)

Having lighting, power points, radiator, exposed brick walling and double glazed windows onto the front and side elevations, with en-suite off.

En-suite

Comprising a low flush W.C., hand-wash basin with tap over, walk-in shower enclosure with wall mounted shower and inset lighting.

Bedroom Two

10'7" x 9'10" (3.25m x 3.00m)

Having lighting, power points, radiator, exposed brick walling and a double glazed window onto the side elevation.

Bedroom Three

13'1" x 8'7" (4.00m x 2.63m)

Having lighting, power points, radiator, exposed brick walling, inbuilt cupboards for storage and a double glazed window onto the side elevation.

Bedroom Four

14'11" x 7'0" (4.57m x 2.15m)

Having lighting, power points, radiator, exposed brick walling and a velux windows.

Bathroom

12'8" x 6'1" (3.87m x 1.86m)

Comprising of a bath with taps over, wall mounted heated towel rail, large walk-in shower enclosure with wall mounted shower, hand-wash basin, wall mounted heated towel rail and inset lighting.

Studio / Bedroom Five

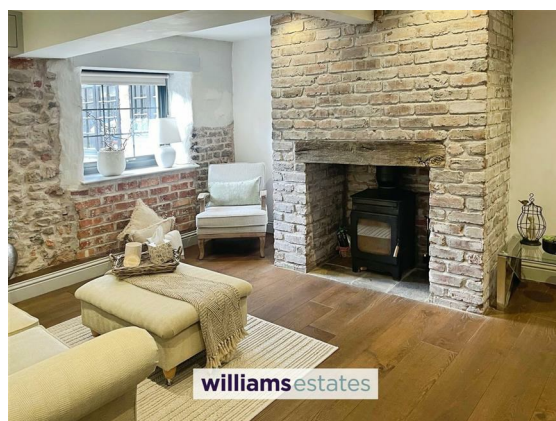
17'3" x 10'11" (5.27m x 3.34m)

Having lighting, power points, work-surfaces with drawers under, fitted wardrobes, double glazed windows to the side and front, loft access and a composite door giving access.

Outside

The property is approached via a spacious driveway offering off-road parking for multiple vehicles. The front garden houses a mature tree.

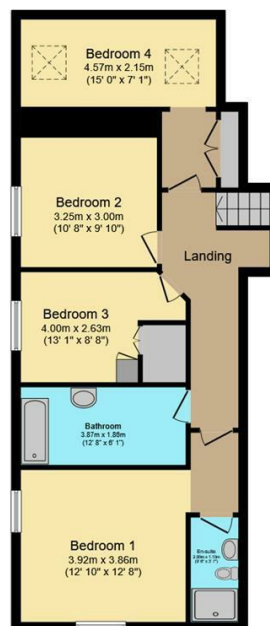
To the rear property is landscaped for ease and low maintenance with patio area and pathway leading to the far end of the garden with additional seating area and pergola with views out towards the countryside and beyond, enclosed by mature hedging with a sunny aspect and further area that is laid to lawn. Housing an outside shed with plenty of useable space for al-fresco dining in the sunshine.





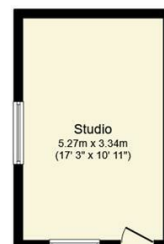
Ground Floor

Floor area 112.9 sq.m. (1,215 sq.ft.)



First Floor

Floor area 74.2 sq.m. (799 sq.ft.)



Outbuilding

Floor area 17.6 sq.m. (189 sq.ft.)

TOTAL: 204.7 sq.m. (2,203 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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