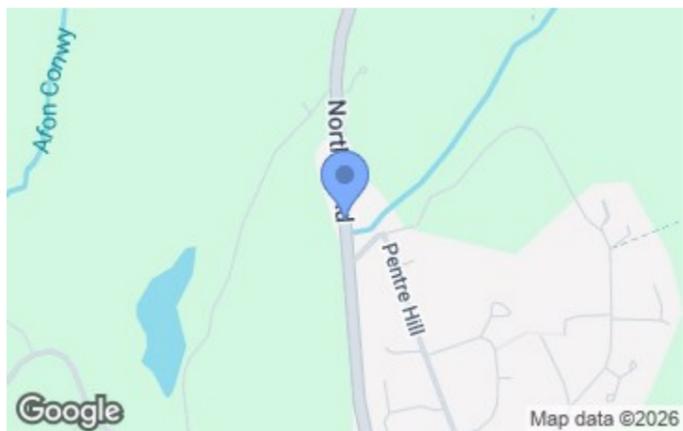


The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	54

Ashlea Northop Road
 Flint Mountain, Flint, Flintshire
 CH6 5QG

Price
£350,000

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 Estate Agents Ltd.

* LARGE DETACHED COTTAGE * BEAUTIFULLY PRESENTED THROUGHOUT. A period detached cottage set in a delightful garden and approached via a gated driveway located in Flint Mountain. The accommodation, which is flexible in its layout, briefly comprises: living room with cast-iron log burner, separate dining room, modern fitted kitchen with a contemporary range of light grey fronted units and two useful stores, inner hall providing access to a large bedroom with a separate dressing room/bedroom and a large shower room, first floor landing, three further good size bedrooms and a well appointed bathroom with double ended bath and separate shower. The property benefits from UPVC double glazed windows and has gas fired central heating (new boiler installed 2024). Externally, the property is set within mature gardens with lawn, Indian stone flagged terrace, mature shrubs and trees. A gated driveway leads to a larger than average garage and useful utility room. There is no onward chain involved in the sale of this property.



LOCATION

Flint Mountain occupies a convenient position along the A5119 close the interchange with the A55 at Northop. The A55 provides excellent road links to the North Wales Coast, Chester and motorway network beyond. The nearby towns of both Flint and Mold provide a comprehensive range of shopping facilities and schooling for all ages.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

3.96m x 3.86m (13' x 12'8")



Composite double glazed entrance door with window light above, UPVC double glazed window overlooking the front, chimney breast with recessed fireplace, exposed brick and slate hearth housing a cast-iron log burner, two ceiling light points, laminate wood effect strip flooring, single radiator, and spindled staircase to first floor. Door to dining room and door with step leading down to the kitchen.



DINING ROOM

3.86m x 3.78m (12'8" x 12'5")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

KITCHEN

5.89m x 2.59m (19'4" x 8'6")



Fitted with a contemporary range of light grey fronted base and

UTILITY

2.51m x 2.64m (8'3" x 8'8")



UPVC double glazed window, power, cold water tap, fluorescent strip lighting, and plumbing and space for washing machine.

BASEMENT STORE ROOM

3.40m x 2.62m (11'2" x 8'7")

Additional basement store room.



DIRECTIONS

From the Agent's Mold Office proceed along the High Street, turn right at the traffic lights onto King Street. At the roundabout take the second exit towards New Brighton and on reaching County Hall bear left at the traffic lights for Northop. Continue through Northop Village, over the A55 and then take the second right turning into Pentre Hill, signposted Flint Mountain. Follow down the hill and around the sharp bend. The gated driveway to Ashlea will then be found ahead of you on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

AGENTS NOTES

* Private septic tank drainage.
* We understand that mains water, electricity and gas are connected.

ANTI MONEY LAUNDERING 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.

MATERIAL INFORMATION REPORT

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.

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.

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.

PW/PMW

store and pedestrian access gate with steps leading up to the front of the house.. The garden is enclosed by wooden fencing and hedging with a variety of mature shrubs and trees.



GARAGE
6.53m x 4.72m max (21'5" x 15'6" max)



With folding wooden sliding doors, fluorescent strip lighting, fitted shelving, Ideal Logic Combi 2 C30 condensing gas fired central heating boiler, and power. Opening to the utility room.

wall level units incorporating drawers, cupboards and glazed display cabinet with laminated wood effect worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring ceramic electric hob with stainless steel splashback, extractor above and built-in electric double oven and grill. Integrated dishwasher, laminate wood strip flooring, contemporary tall radiator, two UPVC double glazed windows, and part-glazed door to outside. Sliding doors to the pantry and store, and door to inner hall.



PANTRY STORE

Ceiling light point, double power point, laminate wood strip flooring, electric meter and fuse box.

STORE

Hanging for cloaks, fitted shelf, ceiling light point, and laminate wood strip flooring.

INNER HALL

Ceiling light point. Doors to bedroom one, dressing room/bedroom 5 and shower room.

BEDROOM ONE

5.31m x 1.75m with restricted head height (17'5" x 5'9" with restricted head height)



UPVC double glazed window overlooking the rear, two ceiling light points, double radiator with thermostat, and access to useful eaves storage cupboard.

DRESSING ROOM/BEDROOM 5

3.40m x 2.84m (11'2" x 9'4")



UPVC double glazed window to side, ceiling light point, and double radiator with thermostat.



BEDROOM TWO
4.22m x 3.96m (13'10" x 13')



BEDROOM FOUR
3.76m x 2.84m (12'4" x 9'4")



OUTSIDE FRONT



To the front there is a paved pathway leading to the entrance door. External gas meter cupboard. A wooden gate with steps leads down to the rear garden.

SHOWER ROOM
2.90m x 2.84m overall (9'6" x 9'4" overall)



UPVC double glazed window overlooking the front, UPVC double glazed window to side, ceiling light point, double radiator, and built-in wardrobe with bi-folding door and hanging rail.

BEDROOM THREE
4.24m x 3.07m plus recess (13'11" x 10'1" plus recess)



UPVC double glazed window overlooking the side and rear, ceiling light point, single radiator, and built-in linen cupboard with slatted shelving.

BATHROOM



OUTSIDE



The property is approached via a gated driveway which leads to an integral garage. The garden is attractively laid out with a neatly laid lawn, shrubbery and a raised Indian stone flagged terrace. Outside water tap. To the side of the property there is a useful garden

White suite comprising: tiled shower enclosure with Triton electric shower, glazed shower screen and glazed door; vanity unit with wash hand basin, mixer tap and storage unit beneath; and low level dual-flush WC. Ceiling light point, access to loft space, tiled floor, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.

LANDING
With ceiling light point, and smoke alarm. Doors to bedroom two, one, bedroom three, bedroom four and bathroom,

UPVC double glazed window overlooking the front, UPVC double glazed window to side, ceiling light point, access to loft space, and single radiator.

Luxuriously appointed suite in white with chrome style fittings comprising: double ended bath with floor mounted mixer tap and shower attachment; wall hung wash hand basin with mixer tap and storage drawer beneath; low level dual-flush WC with concealed cistern; and walk-in shower enclosure with wet boarding, thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen. Part-tiled walls, vinyl wood effect flooring, recessed ceiling spotlights, ceiling light point, chrome ladder style towel radiator, and two UPVC double glazed windows with obscured glass.