

Gardd Eithin, Northop Hall, Mold, CH7 6GJ
Offers in excess of £299,995 MS10895



DESCRIPTION: A beautifully appointed family home within walking distance of the primary school with lovely open aspects to the rear. Situated on the fringes of the village this is a lovely yet convenient location. The accommodation briefly comprises welcoming entrance hall with oak hand rails and spindles to the staircase and oak internal doors to the ground floor. Bright and airy lounge, comprehensively fitted kitchen through dining room, utility room, and conservatory with insulated tiled roof. On the first floor there are 3 bedrooms with an ensuite to the principal bedroom, the third bedroom has been fitted out as a dressing room. Family bathroom. Gas heating and double glazing. Driveway providing parking for 2/3 cars and garage. Low maintenance gardens to the front and rear.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay. On reaching the traffic lights by the library turn left into Wepre Drive and continue passing the park on the left hand side and then turn left into Wepre Lane. At the top of the hill turn left and continue into Northop Hall. At the junction turn right into the village and take the second right into Llys Ben passing the school on the left hand side and then turn right into Bryn Eithin where the property will be seen on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated on the fringes of the village which has a primary school and local clubs for bowling, cricket and hockey. Village pub and general store. Convenient to the A55 expressway for commuting to Chester and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Composite front door, Radiator and double glazed window. Oak hand rail and spindles to the staircase and matching internal doors. Laminate floor and under stairs storage cupboard.

LOUNGE: 15' 7" x 10' 3" (4.75m x 3.12m) Radiator and three double glazed windows. Coal effect gas fire with wooden surround and mantle.



KITCHEN/DINING ROOM: 17' 3" x 9' 6" (5.26m x 2.9m) Radiator and double glazed window. One and a half sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob. Cupboard concealing the wall mounted gas boiler. Complementary tiling to the splash back areas. Tiling to the kitchen area floor and laminate flooring to the dining area. French doors to the conservatory.



UTILITY ROOM: 7' 5" x 7' 2" (2.26m x 2.18m) Double glazed windows, wall and base units with work surface over, plumbing for an automatic washing machine and double glazed rear exit.



CONSERVATORY: 9' 5" x 8' 5" (2.87m x 2.57m) Insulated tiled roof, laminate floor, double glazed windows and French doors to the garden



STAIRS AND LANDING: Double glazed window, airing cupboard and loft access.

BEDROOM 1: 12' 5" x 10' 3" (3.78m x 3.12m) Radiator and double glazed window. Fitted bedroom furniture providing wardrobes, bedside cabinets and dressing table with draw unit.



ENSUITE: Radiator, w.c., wash hand basin and shower cubicle. Complimentary tiling.



BEDROOM 2: 10' 4" x 9' 6" (3.15m x 2.9m) Radiator and double glazed window.



BEDROOM 3: 9' 4" x 6' 6" (max to wardrobe recess) 4' 7" (min to wardrobe doors) (2.84m x 1.98m) Radiator and double glazed window. This room is presently used as a dressing room and has fitted wardrobes and storage.



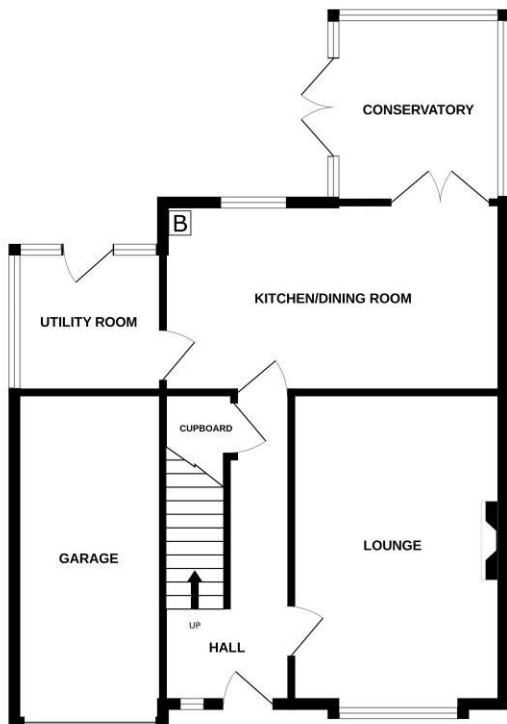
BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.



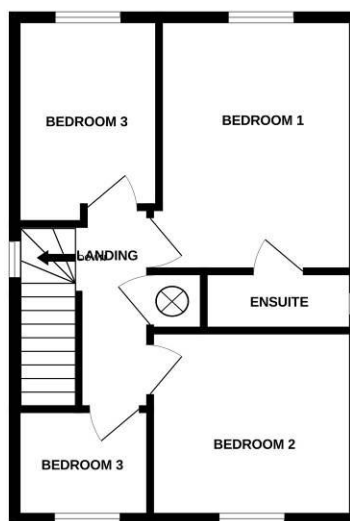
OUTSIDE: A Concrete pattern driveway leads to the garage with up and over door with light and power connected Further hard landscaping to the front for low maintenance. Parking for 2/3 cars. A single gate leads to the rear where there is Indian stone paving which provides an ideal area for alfresco dining and further hard landscaping. Lovely open aspects to the rear. Not overlooked from the rear.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

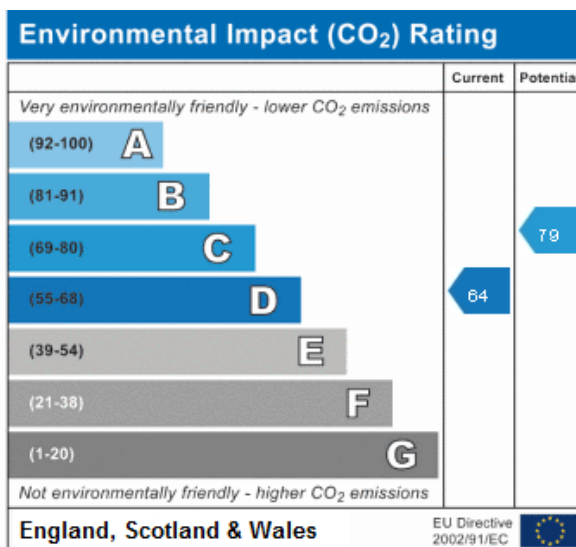
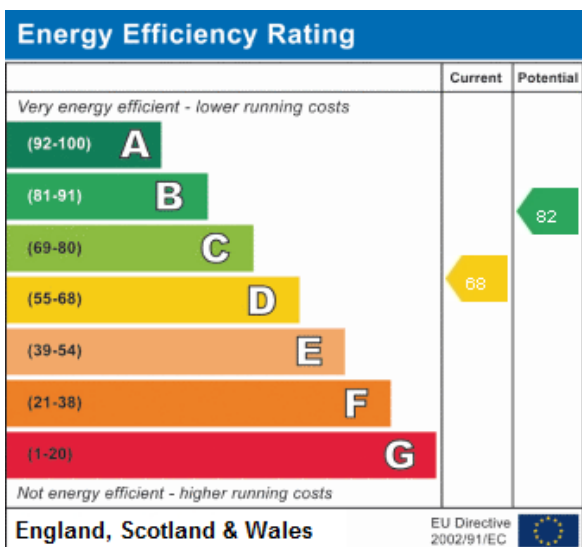


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.