



Gardd Eithin

Northop Hall,
Mold, Flintshire CH7 6GJ

Price
£335,000

****SIGNIFICANTLY EXTENDED FAMILY HOUSE* *5 DOUBLE BEDROOMS* *LARGE CORNER PLOT**** A substantially extended five bedroom detached family house with three reception rooms and spacious conservatory, standing within large private gardens towards the head of this established and popular village cul-de-sac. Offering spacious and adaptable accommodation with five double sized bedrooms (one en suite and two with dressing rooms), fitted kitchen/breakfast room with solid maple units, a large utility room, study and spacious 'L' shaped conservatory with underfloor heating and pleasing views over the gardens. Outside there is ample off-road parking for several cars, an integral garage and a mature garden with patio areas and enjoying a southerly aspect. In brief comprising: reception hall, cloakroom/wc, lounge with open fire grate, conservatory, study, dining room, kitchen, utility room, first floor landing, master bedroom with walk-in wardrobe and en suite shower room, four further double sized bedrooms (one with dressing room) and family bathroom.

LOCATION

This attractive family home has been substantially extended by the present owners and stands within a larger than average plot within this small established cul de sac to the centre of Northop Hall, some five miles from Mold and within a short drive of the A55/A494 Expressway at Ewloe enabling ease of access throughout the region. There is a popular primary school close by, an Inn, shop and bowling green within the village.



THE ACCOMMODATION COMPRISES:

Double glazed composite panelled door to:

RECEPTION HALL

5.18m x 1.78m (17'0" x 5'10")

Spindle staircase to the first floor, small double glazed window, laminate wood effect flooring, radiator, coved ceiling, telephone point and white panelled interior doors.



CLOAKROOM/WC

1.65m x 0.86m (5'5" x 2'10")

Fitted with a white suite comprising low flush wc and pedestal wash basin. Half tiled walls, tiled floor, radiator and double glazed window.

STUDY

2.74m x 3.56m (9'0" x 11'8")

Double glazed window to the front, coved ceiling, telephone point and radiator.



LOUNGE

5.94m x 3.61m (19'6" x 11'10")

A spacious room with double glazed square bay window to the front, feature brick fireplace with hearth and open grate, tv aerial point, coved ceiling and two radiators. UPVC double glazed french doors to the conservatory.





CONSERVATORY

6.55m x 6.55m reducing to 3.10m (21'6" x 21'6" reducing to 10'2")

A spacious 'L' shaped conservatory providing seating and dining areas with extensive UPVC double glazed windows overlooking the garden and matching double glazed roof with two opening lights. Double glazed french doors to the adjoining patio, Italian marble tiled floor with underfloor heating with independent gas boiler, two radiators, thermal blinds, suspended fan/light unit and power points.



KITCHEN/BREAKFAST ROOM

3.61m (max) x 3.33m reducing to 2.72m (11'10" (max) x 10'11" reducing to 8'11")

Well fitted with a comprehensive range of maple custom made units extending to two sides with contrasting light toned grey work tops with inset sink unit with mixer tap and tiled splashback. Breakfast bar, under cupboard lighting, display cabinets and integrated gas appliances comprising five gas burner hob with electric double oven beneath, cooker hood, fridge and dishwasher. Tiled floor, double panelled radiator and double glazed window overlooking the garden. Door to the utility room.





UTILITY ROOM

4.29m x 1.45m (14'1" x 4'9")

A large utility room fitted with a matching range of base, wall and tall units to the kitchen with light toned grey work tops, inset sink unit with mixer tap and tiled splashback. Void and plumbing for washing machine, space for tumble dryer, ironing cupboard, integrated freezer, tiled floor, double panelled radiator, double glazed window and UPVC double glazed exterior door to the garden. Cupboard housing the gas fired boiler providing heating and domestic hot water. Internal door to the integral garage.



DINING ROOM

4.98m x 2.31m (16'4" x 7'7")

Double glazed window to the front, coved ceiling and double panelled radiator.



FIRST FLOOR LANDING

Loft access, airing cupboard and radiator.

BEDROOM ONE

3.68m x 3.20m (12'1" x 10'6")

Double glazed window to the front, radiator and tv aerial connection.



WALK-IN WARDROBE

2.82m x 1.45m (9'3" x 4'9")

A large walk-in wardrobe with double glazed window, fitted shelving and hanging rails.

EN SUITE

1.78m x 2.29m +recess (5'10" x 4'42 + recess)

Comprising tiled shower enclosure with mains shower valve and glazed screen, pedestal wash basin and low flush wc. Shaver point, chrome towel radiator and double glazed window.



BEDROOM TWO

3.20m x 3.63m (10'6" x 11'11")

Double glazed window and radiator.



BEDROOM THREE

3.86m x 3.30m (12'8" x 10'10")

Double glazed window and double panelled radiator.



BEDROOM FOUR

3.86m x 2.62m (12'8" x 8'7")

Two velux double glazed roof lights, high level double glazed window and double panelled radiator.



DRESSING ROOM

2.67m x 1.68m (8'9" x 5'6")

Double glazed window and radiator.

BEDROOM FIVE

2.67m x 2.64m (8'9" x 8'8")

Double glazed window, built-in wardrobe with mirror door fronts and radiator.



FAMILY BATHROOM

2.06m x 1.65m (6'9" x 5'5")

Fitted with a white three piece suite with fitted cabinets comprising panelled bath with electric shower, semi-recessed wash basin with cabinet beneath and low flush wc with concealed cistern. Fully tiled walls, chrome towel radiator, extractor fan and double glazed window.



OUTSIDE

Wide splayed tarmacadam drive to the front providing parking for several cars and access to the integral single garage. Outside light and gated access to the side of the drive leads through to the rear garden.

FRONT GARDEN

A small front lawned garden with established trees and bushes.

GARAGE

4.88m x 2.51m (16'0" x 8'3")

With up and over door and power and light installed.



REAR GARDEN

To the rear is a large private enclosed lawned garden which provides a mature setting with various established trees and bushes and high hedging to part. To the lower part of the garden is a sheltered patio area with a mature silver birch tree. Additional patio area to the side with outside light, tap and timber garden shed.





COUNCIL TAX

Flintshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Mold Office proceed along the High Street, turning right at the traffic lights onto King Street. Upon reaching the roundabout take the second exit towards New Brighton and upon passing County Hall turn left at the traffic lights signposted for Northop and Sychdyn. Continue to Northop traffic lights and turn right onto the old Connah's Quay Road and immediately upon crossing the A55 Expressway turn right for Northop Hall. Follow the road into the centre of the village, continuing past the parish church and thereafter take the next left onto Llys Ben. Turn right into Gardd Eithin and the property will be found at the head of the cul-de-sac on the right hand side.

VIEWING

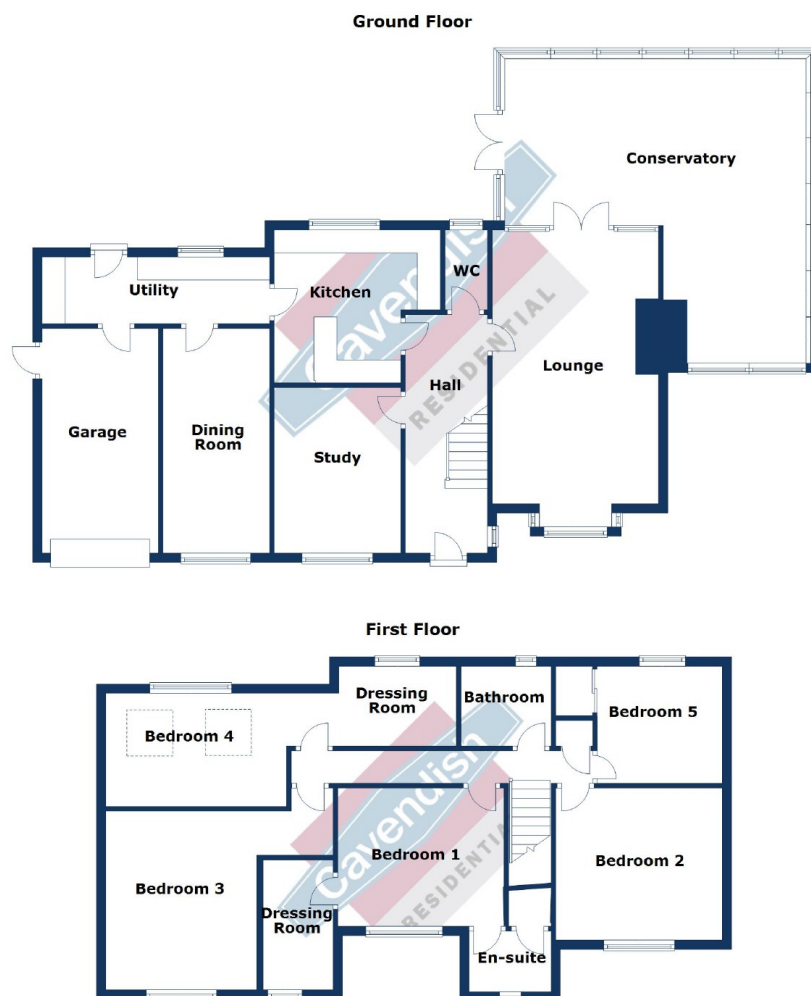
By appointment through the Agent's Mold Office
01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Amended JF

Amended AIS



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 Residential.

