REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Swn Dwr Connah's Quay Road

Northop, Mold, CH7 6BT

Offers Over £495,000

4 2 2 D

Swn Dwr Connah's Quay Road

Northop, Mold, CH7 6BT

Offers Over £495,000

Accommodation Comprises

The property is approached across an attractive paved and gravelled frontage, providing ample off road parking for several vehicles and creating a welcoming first impression on arrival. From here, a composite entrance door opens directly into the impressive kitchen, immediately introducing the character and quality that continues throughout the home.

Kitchen

Immediately impressive in both scale and character, the kitchen provides a striking introduction to the home, beautifully showcasing the blend of traditional character and quality contemporary finishes found throughout. Exposed brickwork and substantial timber beams create a rich sense of character, complemented by cast iron radiators and attractive stone tiled flooring. A substantial central island forms an impressive focal point, providing excellent preparation and entertaining space whilst incorporating an electric hob. An extensive range of fitted cabinetry offers generous storage and is complemented by beautiful work surfaces and a traditional Belfast sink with mixer tap. A particularly striking exposed brick feature houses the Aga, creating a wonderful focal point and adding further warmth and individuality to the room. The stone tiled flooring continues throughout, whilst recessed lighting complements the traditional detailing and enhances the sense of space. Bi fold doors open directly onto the rear garden, allowing the kitchen to connect beautifully with the outside space and providing an abundance of natural light. A wooden staircase rises to the first floor.

Downstairs WC

Conveniently positioned off the kitchen, the downstairs WC is beautifully finished with natural stone style flooring, slate effect wall tiling and a striking textured stone feature wall, creating a stylish and characterful finish. The room comprises a low level WC and pedestal wash hand basin with mixer tap, complemented by a chrome heated towel rail, recessed spotlights, extractor fan and decorative wall mirror.

Utility Room

Far more generous than a traditional utility space, this exceptionally useful room provides extensive storage and excellent practical accommodation without compromising on the character found throughout the home. Exposed brickwork is complemented by tiled flooring, a cast iron radiator and recessed lighting, whilst extensive fitted storage provides ample space for household essentials. There is provision for both a washing machine and tumble dryer, together with an additional sink concealed within a cupboard and housing for the boiler. Further dedicated storage provides an ideal area for coats and everyday items, whilst a skylight allow plenty of natural light to fill the room. A further door provides direct access to the rear garden.

Lounge / Dining Room

A truly impressive reception room and undoubtedly one of the defining features of this exceptional home. Remarkable in its proportions, the room provides an outstanding setting for both everyday family life and entertaining on a larger scale. Beautiful wooden flooring flows beneath exposed timber beams, whilst areas of exposed brickwork add warmth, texture and a wonderful sense of history. An abundance of glazing allows natural light to flood the room, including two composite windows with attractive cross hatched detailing overlooking the rear elevation, further glazing to the front and three substantial floor to ceiling windows with integrated blinds. At the heart of the room sits an impressive exposed brick fireplace with slate hearth and log burning stove, creating a striking focal point and a wonderfully inviting atmosphere. The exceptional proportions comfortably accommodate a substantial dining table alongside generous lounge furniture, allowing clearly defined areas for dining and relaxation whilst retaining a wonderful sense of openness. Cast iron radiators and recessed lighting complete this beautifully considered living space.

Snug

A wonderfully inviting second reception room, offering a cosy and characterful space in which to unwind away from the principal living area. Character is at the forefront, with exposed stone and brickwork, timber beams and beautiful wooden flooring creating a warm and individual interior. A substantial exposed brick fireplace with timber lintel houses a log burning stove, creating an impressive focal point to the room. A composite window with attractive cross hatched detailing is set within a deep exposed stone and brick reveal and overlooks the rear elevation, allowing plenty of natural light into the space. Traditional style cast iron radiators and recessed lighting complete this charming room.

First Floor Accommodation

A beautiful wooden staircase and matching bannister rise from the kitchen to an exceptionally characterful first floor landing.

Landing

Rather than simply providing access to the bedrooms, the landing forms an attractive feature in its own right, with exposed brickwork and beams, wooden flooring and cast iron radiators continuing the distinctive aesthetic of the ground floor. Recessed lighting provides a contemporary finish, whilst doors lead to all four bedrooms and the family bathroom.

Bedroom One

A beautifully proportioned double bedroom enjoying an excellent range of fitted wooden wardrobes, providing an abundance of storage whilst remaining sympathetic to the character of the room. A wooden skylight introduces natural light from above, whilst exposed brickwork and beams, wooden flooring and a cast iron radiator continue the home's warm and timeless interior. There is ample space for a double bed alongside additional freestanding bedroom furniture, with recessed lighting completing the room.

Bedroom Two

Another generous double bedroom, offering excellent proportions and a substantial range of fitted wooden wardrobes. A composite window with attractive cross hatched detailing overlooks the rear elevation and allows plenty of natural light into the room. Exposed brickwork, timber beams and wooden flooring create a beautifully cohesive character finish, complemented by a cast iron radiator and recessed lighting. The generous proportions allow ample space for a double bed together with additional bedroom furniture.

Family Bathroom

A beautifully appointed family bathroom, finished with striking natural slate style tiling to the walls and floor, creating a luxurious finish that complements the character of the property. The generous four piece suite comprises a panelled bath with mixer tap, a separate walk in shower with glass enclosure, low level WC and pedestal wash hand basin with mixer tap. Recessed spotlights, an extractor fan and mirrored wall cabinet complete the room. Loft access is also provided, whilst a particularly useful and generously sized storage cupboard benefits from its own double panelled radiator, providing an ideal airing cupboard or additional household storage.

Bedroom Three

A further well proportioned and versatile bedroom, currently arranged as a single room but comfortably offering sufficient space to accommodate a double bed if required. Fitted wardrobes provide useful storage, whilst exposed brickwork and beams, wooden flooring and a cast iron radiator continue the property's distinctive character. A composite window with attractive cross hatched detailing overlooks the rear elevation, with recessed lighting completing the room.

Principle Bedroom

An exceptional principal bedroom, impressive in both scale and character and providing a beautifully appointed retreat within the home.
Exposed brickwork and substantial timber beams combine with beautiful wooden flooring and traditional cast iron radiators to create a luxurious yet timeless atmosphere. Two composite windows with attractive cross hatched detailing allow an abundance of natural light into the room, with aspects to both the front and rear elevations. Generous proportions provide ample space for substantial bedroom furniture, whilst the room is further enhanced by its own beautifully appointed en suite shower room.

En-Suite Shower Room

A beautifully appointed en suite shower room, finished with striking natural slate style tiling to the walls and floor, creating a rich and characterful finish. The room comprises a glass enclosed walk in shower with rainfall shower head, low level WC and pedestal wash hand basin with mixer tap. A chrome heated towel rail, illuminated mirrored cabinet and recessed spotlights complete this stylish and well finished space.

Rear Garden

The rear garden provides a wonderfully private setting and creates a natural extension of the home's generous living accommodation. Designed with both entertaining and relaxation in mind, an extensive paved patio provides ample space for substantial outdoor furniture, dining and socialising, making it an ideal setting for summer gatherings and evenings outdoors. Beyond the patio lies a lawn framed by mature hedging, which creates an excellent degree of privacy and gives the garden a secluded and established feel. A charming wooden pergola creates an attractive sheltered seating area and adds further interest to the garden, whilst established planting softens the surrounding space. Further patio areas, a useful garden shed and discreet additional storage provide excellent practicality without

Tel: 01352 700070

detracting from the overall setting. Private, versatile and particularly well suited to entertaining, the garden complements the scale and character of the accommodation beautifully. A pedestrian gate also provides convenient access around to the front of the property.

Office

A fantastic addition to the property is the separate insulated garden office, currently utilised as a dedicated work from home space and offering excellent versatility for a variety of uses. Generously proportioned, the room features wooden flooring, recessed spotlights and an attractive timber panelled feature wall, with a window to the front elevation providing natural light. The building is insulated, although there is currently no fixed heating installed. Perfectly suited as a home office, studio, hobby room or additional recreational space, it could also offer potential for alternative uses, including possible guest or holiday accommodation, subject to any necessary alterations, planning permissions and regulatory requirements.

EPC Rating - D

Council Tax Band - G

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

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.

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

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

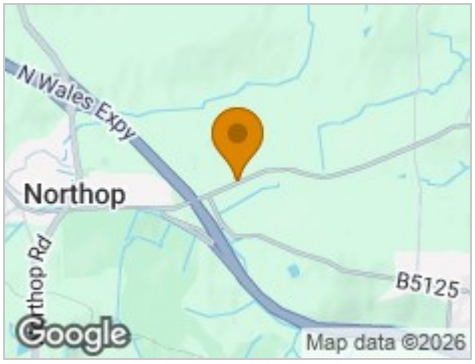
Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Road Map

Hybrid Map

Terrain Map

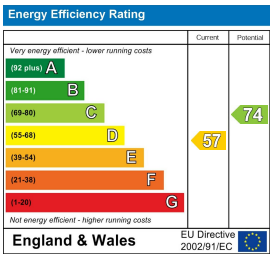


Floor Plan

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Chester Street, Mold, Flintshire, CH7 1EG
Tel: 01352 700070 Email: mold@reidandroberts.com https://reidandroberts.com/