REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Kafue Church Road

Northop, Mold, CH7 6BS

Offers Over £300,000

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Accommodation Comprises

A welcoming entrance porch leads into a spacious T-shaped hallway, giving access to the principal reception areas, kitchen, bathroom and both double bedrooms. The property offers two reception rooms, including a bright open-plan lounge and dining area, as well as a large conservatory overlooking the garden. Two well-proportioned bedrooms sit at the front of the bungalow, and the bathroom is finished with a modern walk-in shower. The flow of the accommodation has been thoughtfully designed, creating a home that feels spacious, light-filled and easy to navigate.

Hallway

The property opens into a generous T-shaped hallway that instantly sets a calm and inviting tone. This central space naturally forms the hub of the home, with each room leading directly from it, creating a smooth and accessible layout. The hallway feels open and airy, with plenty of space for furniture or decorative pieces, and gives an excellent first impression of the bungalow's well-balanced proportions.

Lounge / Dining Room

The main living space is a bright and spacious open-plan lounge and dining area, created by combining what were originally two separate rooms. This generous L-shaped space benefits from dual-aspect windows, allowing natural light to flow in throughout the day. French doors at the rear open onto the patio, making the countryside views an integral part of the room and providing a seamless connection to the outdoor space. The room offers a wonderful sense of comfort and openness, with ample space for both seating and dining furniture. If preferred, the layout could be easily reinstated to its original design as a separate lounge and bedroom, as the original features and electrics remain in place beneath, making the conversion straightforward if needed.

Kitchen

The kitchen is a well-organised and practical room with a pleasant sense of brightness thanks to a large window overlooking the rear garden and open fields. The layout provides ample worktop space and storage, making the room functional while still feeling comfortable in size. The view out towards the countryside enhances the space further, making it an enjoyable and uplifting environment for everyday cooking and meal preparation. An open walkway leads directly into the conservatory, allowing the kitchen to feel connected to the main living areas.

Conservatory

The conservatory is an excellent addition to the property and serves as a versatile second reception room. Built on a dwarf brick wall with UPVC double glazing, the space feels both solid and light-filled. With views across the garden and farmland, it offers a peaceful spot to relax, entertain or use as a garden room throughout the year. French doors open out to the patio, and an additional side door provides useful external access. The atmosphere is warm and welcoming, with a generous footprint that makes the room adaptable to a variety of uses.

Bedroom One

Bedroom One is a comfortable and well-proportioned double room positioned at the front of the property. The large window overlooks the private front garden, giving the room a quiet and peaceful outlook. The space feels calm and airy, offering flexibility for bedroom furniture and enjoying built-in storage that helps maintain a clean and uncluttered feel. It is an ideal main bedroom with a pleasant atmosphere.

Bedroom Two

Also located at the front of the bungalow, Bedroom Two is another good-sized double room. Similar in feel to the first bedroom, it enjoys views over the front garden and benefits from the property's set-back position from the road. The room features built-in wardrobe space and provides plenty of versatility, making it suitable as a guest room, home office or hobby room while still functioning comfortably as a full double bedroom.

Bathroom

The bathroom is a well-sized and modern-feeling space, fitted with a large P-shaped walk-in shower and a curved glass screen. Fully tiled and naturally bright, the room provides a practical and comfortable environment. The vanity unit offers useful storage and a clean, streamlined appearance, while the frosted window allows for both privacy and natural daylight. The overall feel is fresh, functional and easy to maintain.

Outside

To the front of the property, the garden is mainly laid to lawn and enclosed by mature bushes, creating a sense of privacy and greenery. A wide pathway leads to the entrance, and the driveway provides generous parking for several vehicles, along with access to the single garage. The rear garden is designed for low maintenance, predominantly paved to offer a spacious patio area ideal for outdoor dining, entertaining or simply enjoying the peaceful rural surroundings.

A step leads down to a pathway that continues to the side of the property and provides access to the garage. The standout feature of the outdoor space is the uninterrupted view across neighbouring farmland, giving the garden a wonderfully open countryside feel, making it an exceptional backdrop for this delightful village home.

Council Tax Band
E

EPC Rating

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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.

Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
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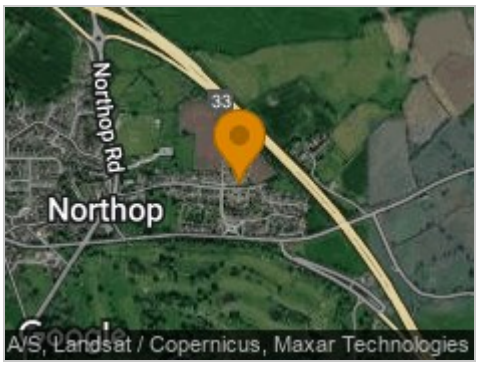
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

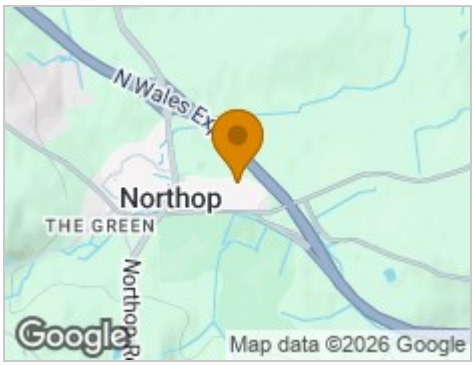
Services
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Road Map

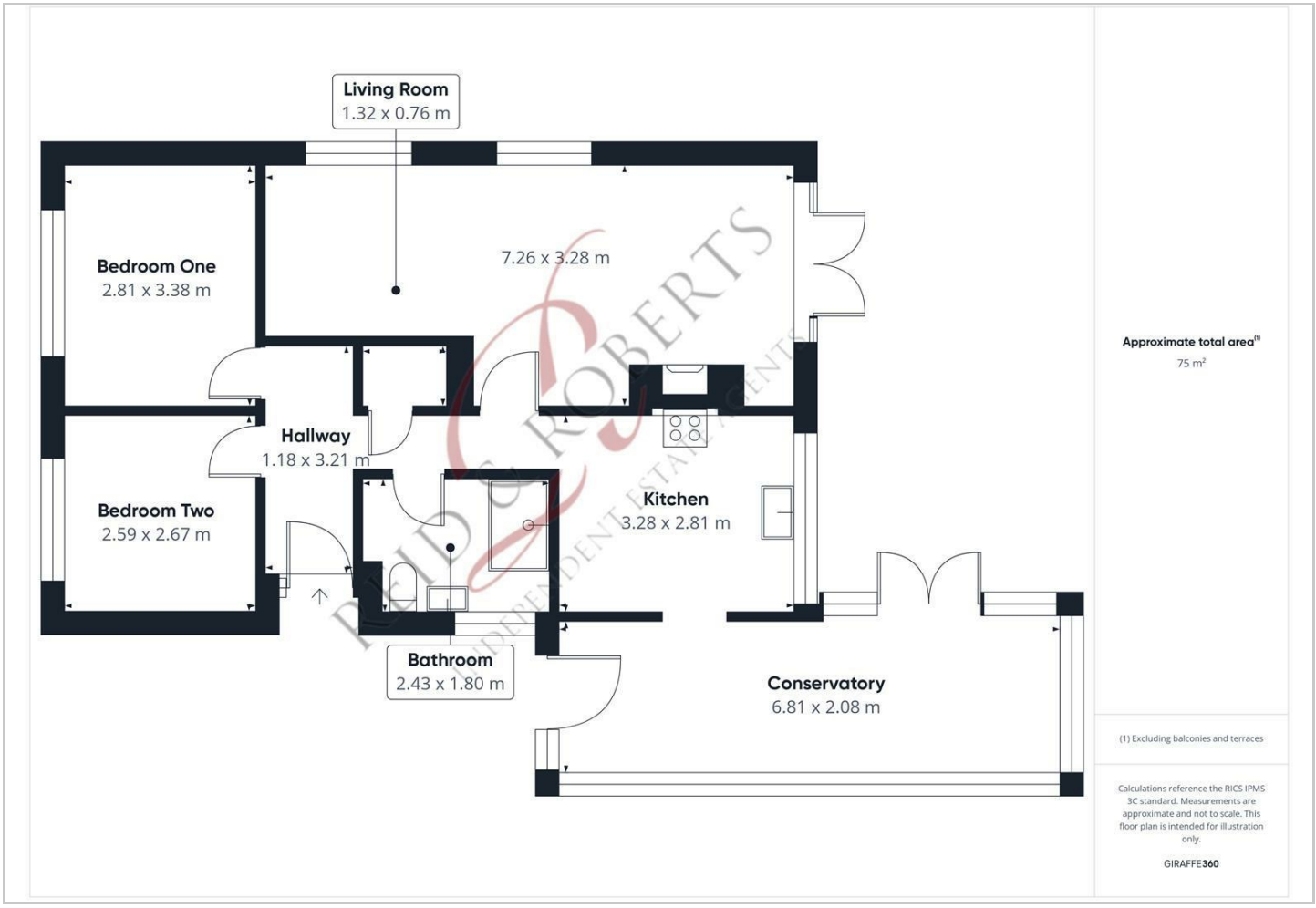
Hybrid Map



Terrain Map



Floor Plan



Viewing

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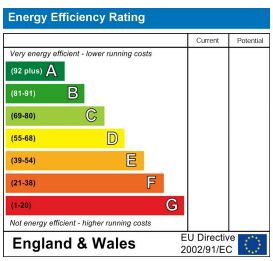
Energy Efficiency Graph



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