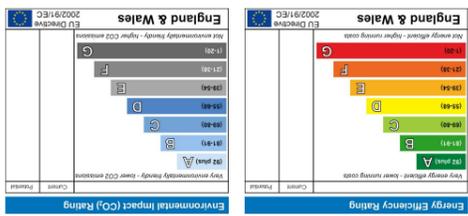


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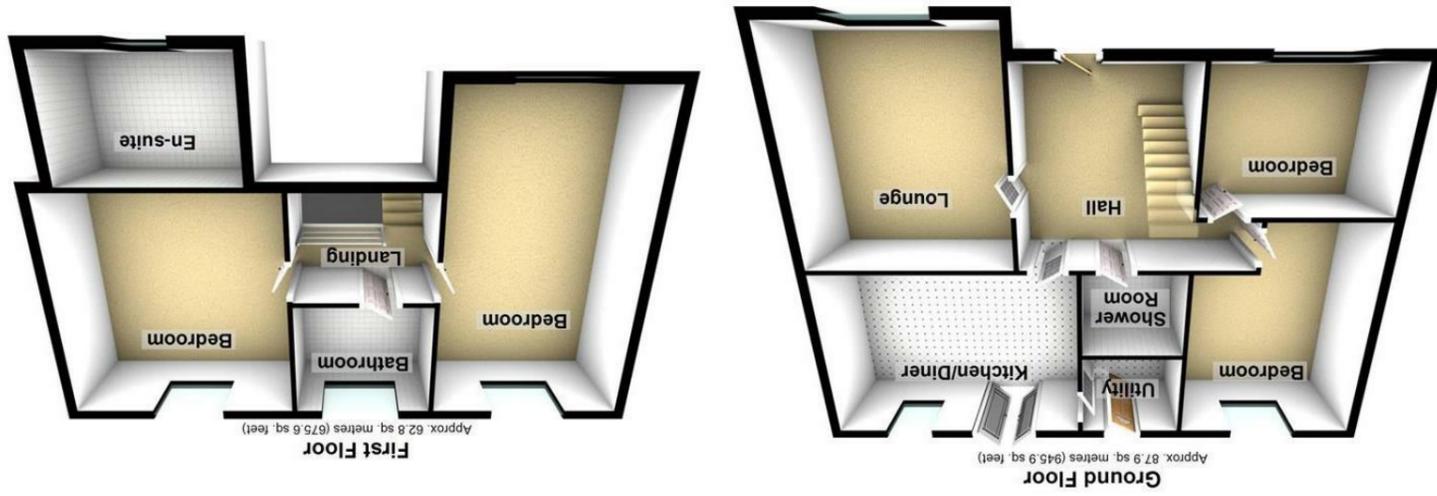
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Total area: approx. 150.6 sq. metres (1621.5 sq. feet)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



STANLEY ESTATE, BUCKLEY

£300,000



SPACIOUS FAMILY HOME - VIEWING HIGHLY RECOMMENDED - Dating from 2008, a highly appointed and well designed four bedroom detached dormer style family home standing within low maintenance gardens. The property provides versatile accommodation and comprises of; Spacious entrance hall with vaulted ceiling, lounge, open plan kitchen/dining room with oak fronted units and French doors to the garden, utility, two ground floor bedrooms and shower room. To the first floor there are two double bedrooms, the master benefiting from a well appointed en suite with roll top bath. Outside there is off road parking for several cars and a private landscaped rear garden with paved patio area and raised area with artificial lawn. The property occupies a convenient position in between Buckley town centre and Mynydd Isa, forming part of an established residential area, approximately 2.5 miles from Mold.

Entrance Hall

High vaulted ceiling with large Velux double glazed roof light, stained spindled staircase to the first floor with storage cupboard beneath. Solid oak flooring, two double glazed windows, two radiators, alarm control panel and stained and oak panelled interior doors leading to all rooms.

Lounge

14'6" x 13'1" (4.42 x 4.01)
Double glazed window to the front, TV aerial point, telephone point and radiator.

Kitchen/Diner

17'1" x 12'4" (5.21 x 3.76)
A spacious room fitted with a quality range of oak fronted base and wall units with pan drawers and solid granite worktops and splashback, and inset sink unit with preparation bowl, mixer tap and waste disposal unit. Glazed display cabinets, under cupboard lighting and range of appliances to include stainless steel gas range cooker with four gas burners and two ovens, integrated dishwasher and microwave. Space for 'American' style fridge/freezer. Tiled floor, radiator, recessed lighting, double glazed window and uPVC double glazed French doors to the garden. Door to:

Utility

Matching wall cupboards to the kitchen, plumbing for washing machine, free standing gas fired central heating boiler, tiled floor, radiator and uPVC double glazed door to outside.

Bedroom Three

13'1" x 11'10" (3.99 x 3.63)
Double glazed window to the rear, radiator, telephone point and TV aerial point.

Bedroom Four/Playroom

11'10" x 8'11" (3.63 x 2.72)
Double glazed window to the front, radiator, telephone point and TV aerial point.



Shower Room

Well appointed with modern white suite comprising corner shower cubicle with Mira shower valve, wash hand basin with mixer tap and gloss white cabinet beneath and low flush WC. Attractive tiled walls with dado tile, tiled floor, radiator and extractor fan.

First Floor Landing

A gallery style landing with access to roof space, radiator and oak panelled interior doors.

Bedroom One

14'2" x 13'10" (4.32 x 4.24)
A spacious master bedroom with shaped ceiling and two large Velux double glazed roof lights with fitted blackout blinds. TV aerial point, telephone point, fitted pine wardrobe with drawers and radiator.

En Suite

A superb en-suite bathroom fitted with a four piece suite in white comprising traditional style oval shaped bath with claw feet and mixer shower tap, separate shower cubicle with Mira shower valve, vanity unit with oak cabinets beneath and matching mirror above, and low flush WC. Attractive tiled walls with feature dado tile, oak flooring, radiator, extractor fan, recessed lighting and double glazed window.

Bedroom Two

20'4" x 12'0" (6.22 x 3.66)
A double sized room with double glazed window to the front and large Velux double glazed roof light to the rear. TV aerial point, telephone point and radiator.

Bathroom

Well appointed with a white three piece suite comprising tiled panel bath with mixer shower tap, vanity unit with oak cabinet beneath and low flush WC. Travertine tiled walls, solid oak flooring, chrome ladder style radiator, recessed lighting, extractor fan and large Velux double glazed roof light.

We Can Help

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION - Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

