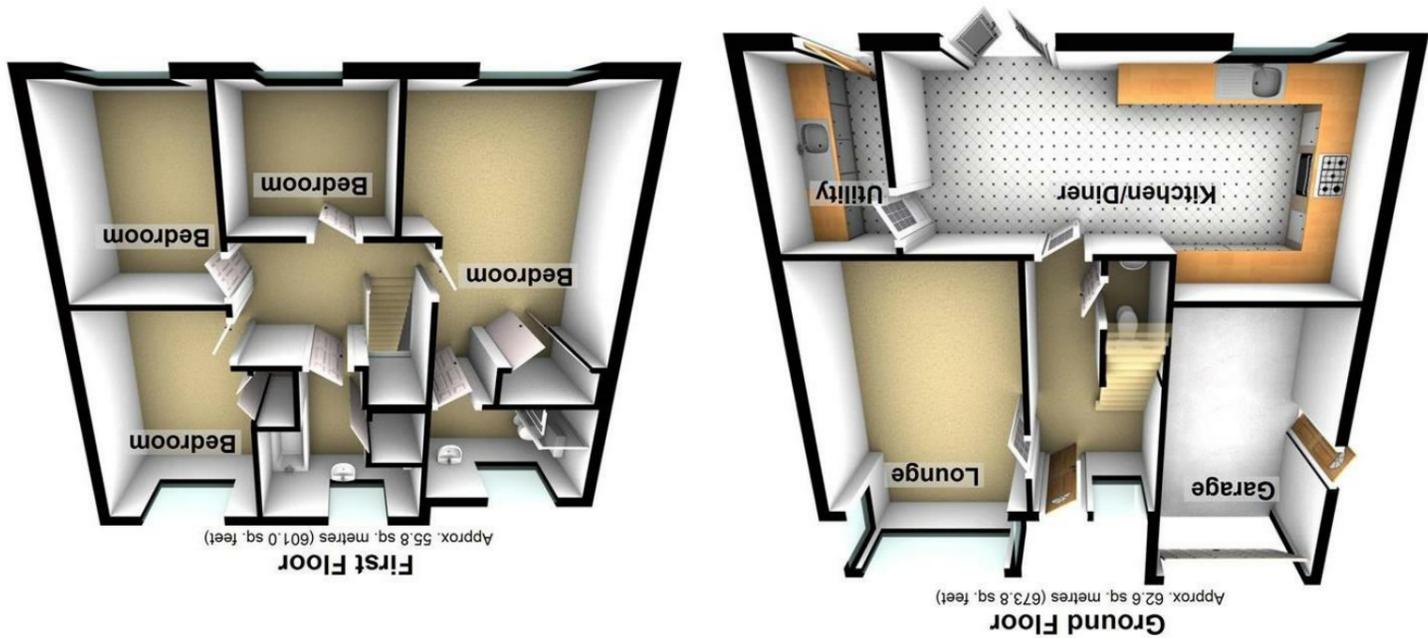


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Total area: approx. 118.4 sq. metres (1274.8 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.



RHODFA PALIN, BUCKLEY
£295,000

SOUGHT AFTER LOCATION - VIEWING HIGHLY RECOMMENDED
 - An exceptionally well presented and spacious detached family home set within this much sought after newly built Anwyl Development. The property benefits from being within walking distance of the town centre, Mountain Lane primary school and Elfed high school. In brief the property comprises of; Entrance hall with stairs rising to the first floor, lounge with bay window, spacious and modern kitchen/diner with french doors opening into the rear garden, utility room and cloakroom/wc. To the first floor there are four bedrooms, en suite to the master and family bathroom. Outside there is off road parking to the front for two cars, garage with power and lighting and well maintained gardens to the front and rear with a private and sunny aspect. The property also benefits from gas fired central heating and double glazing throughout.

Entrance Hall

Stairs rising to the first floor, power points, telephone point, alarm system, door to the lounge, door to the cloakroom/wc and door to the kitchen/diner.

Lounge

17'6" x 10'8" (5.35 x 3.26)

Bay window to the front with double glazed units to the front and side, radiator, power points and television point.

Cloakroom/WC

Two piece suite comprising of low flush wc and wash hand basin with splashback.

Kitchen/Diner

20'6" x 10'6" (6.25 x 3.21)

Modern fitted kitchen comprising of white and grey gloss wall, base and drawer units with worktop surface over and splashback, inset stainless steel sink unit, integrated double oven and gas hob with extractor over, fridge freezer and dishwasher. Double glazed window to the rear, double doors opening into the rear garden, radiator, power points, spotlights, tiled effect cushioned flooring and door to the utility room.

Utility

Fitted wall and base units to match the kitchen with worktop over and inset stainless steel sink unit. Space and plumbing for a washing machine, wall mounted Worcester gas fired central heating boiler, radiator, power points, tile effect cushioned flooring and door to the rear.

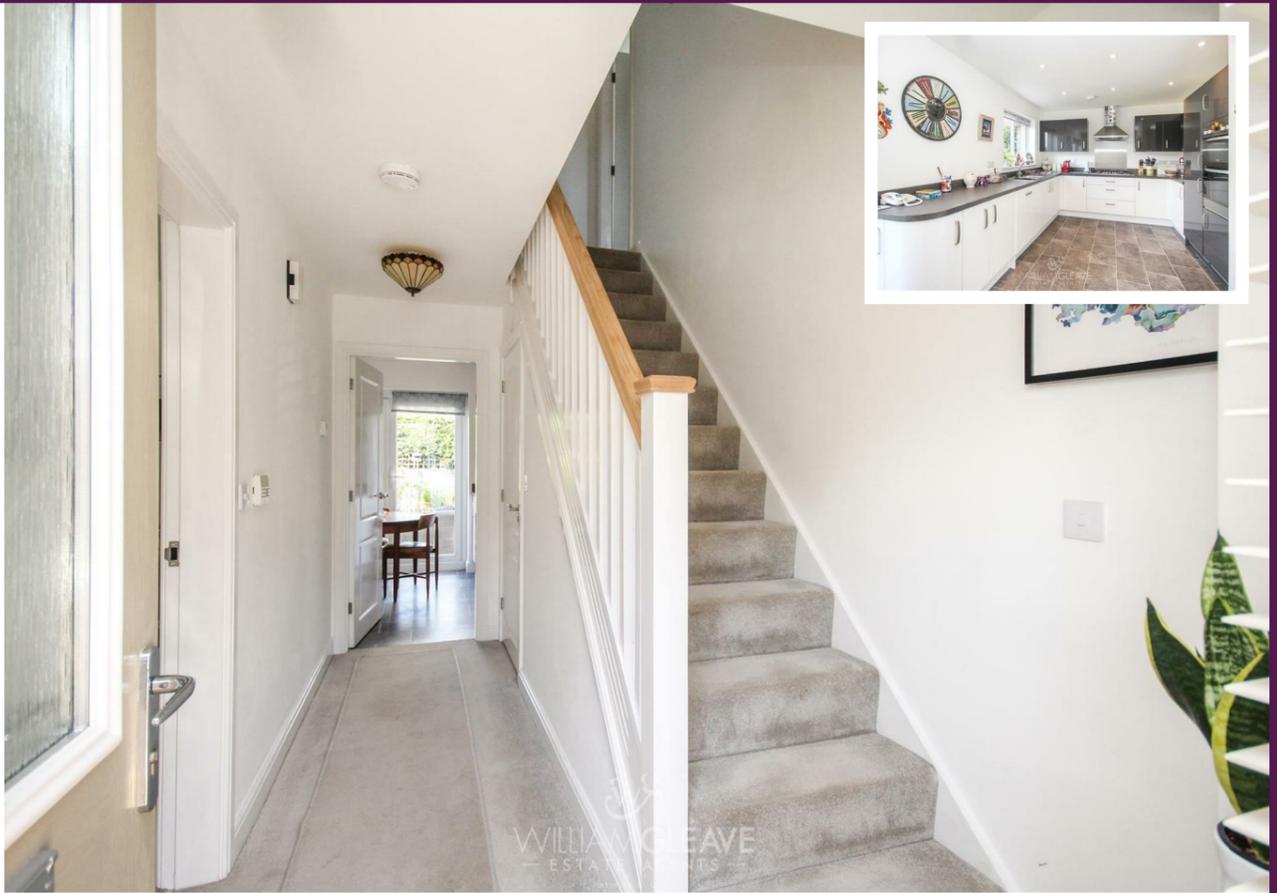
First Floor Landing

Loft access point, power points and doors off to bedrooms and bathroom.

Bedroom One

13'6" x 10'5" (4.13 x 3.19)

Double glazed window to the rear, radiator, power points, fitted wardrobes with white gloss doors and door to the en suite.



En Suite

Three piece modern suite comprising of tiled shower cubicle, low flush wc and wash hand basin with tiled splashback. Double glazed frosted window to the front, radiator and tiled flooring.

Bedroom Two

12'4" x 8'4" (3.78 x 2.55)

Double glazed window to the front, radiator, power points and a range of fitted wardrobes.

Bedroom Three

10'1" x 7'6" (3.08 x 2.30)

Double glazed window to the rear, radiator and power points.

Bedroom Four

7'8" x 6'8" (2.36 x 2.05)

Double glazed window to the rear, radiator and power points.

Bathroom

Three piece suite comprising of panel enclosed bath, low flush wc and wash hand basin. Double glazed frosted window to the front, chrome effect ladder style radiator, part tiled walls, tile effect cushioned flooring and airing cupboard.

Outside

To the front of the property there is off road parking for two cars and access to the garage with up and over door. The front garden is mainly laid to lawn and bordered by a selection of trees and plants. There is access from the side which leads to the rear of the property benefiting from a sunny and private aspect and has been well maintained by the current owners comprising of landscaped lawn with gravelled centre price, well stocked planted borders, paved patio area and all enclosed by timber panelled fencing.

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!

