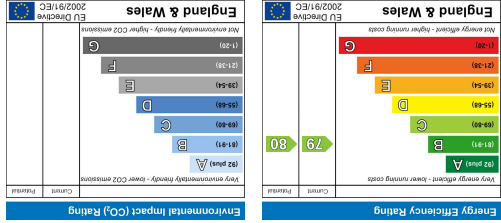


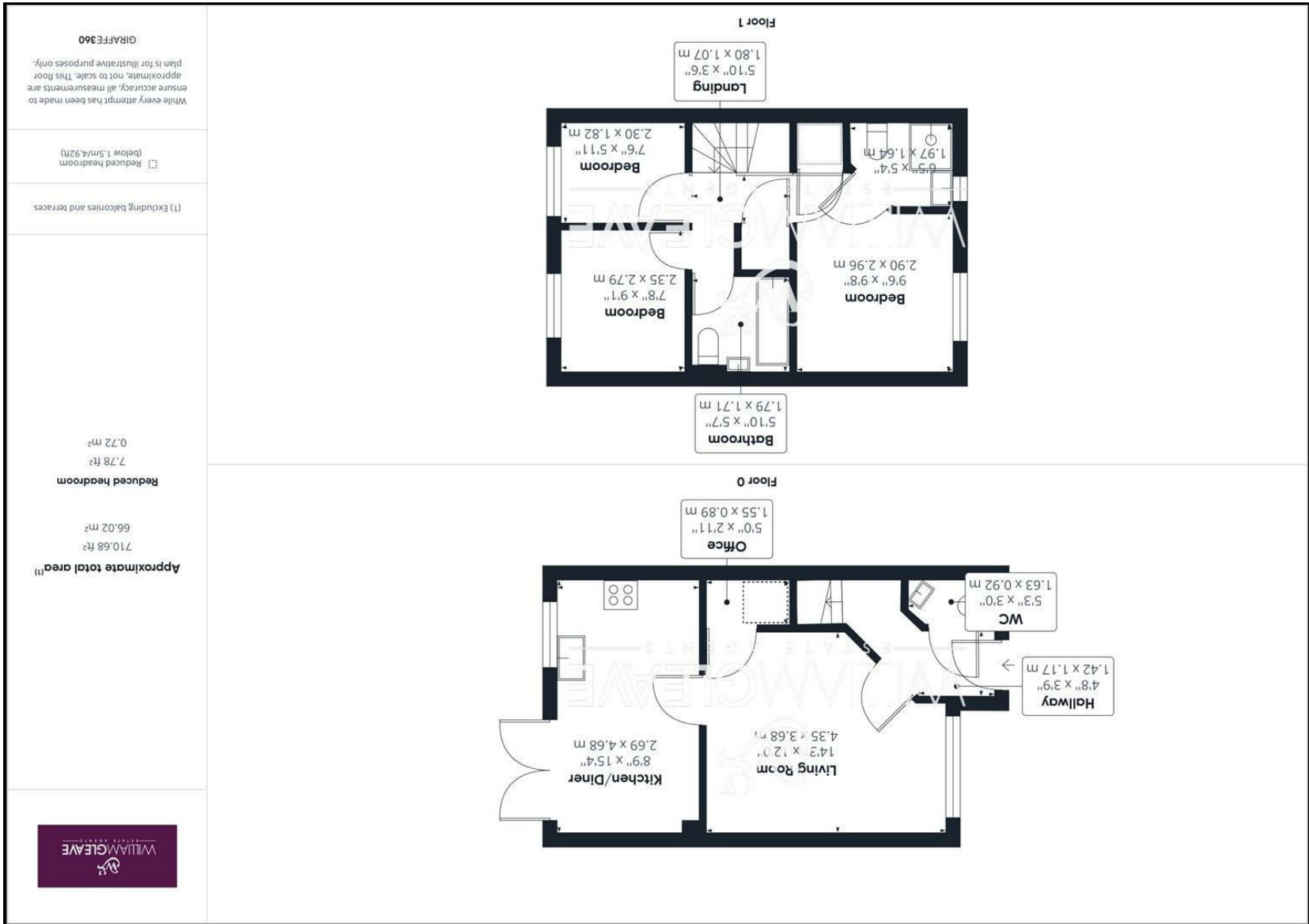
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**FFORDD ROWLANDS, BUCKLEY**

**O.I.R.O £180,000**



**PERFECT FOR A FIRST TIME BUYER** - A well presented three bedroom end terrace house situated on this much sought after residential development on the periphery of Buckley. The property is ideally located being just a short distance from the Town Centre offering a range of amenities and is ideally situated for easy access to main commuter links. In brief the property comprises of; Entrance hall, cloakroom/wc, living room with under stair storage and a kitchen/diner with some integrated appliances. To the first floor there are three bedrooms and a modern bathroom. Outside there is a paved patio area and grass lawn with a path leading to the rear of the garden where a timber gate allows access to the two parking spaces. The garden also benefits from a sunny aspect. **VIEWING HIGHLY RECOMMENDED**

**Entrance Hall**

Entering through the front door, the entrance hall has stairs to the rear rising to the first floor, radiator to side. Doors leading off to the downstairs wc and living room.

**WC/Cloaks**

Frosted uPVC window to the front elevation, low flush wc, wash hand basin with tiled splashback, radiator to side.

**Living Room**

uPVC double glazed window to the front elevation, under stair storage cupboard currently used as a home office, radiator, television point, power points, door to rear leading into the kitchen/diner.

**Kitchen/Diner**

A wooden style fitted kitchen with a range of base, wall and drawer units with worktop surface over and inset stainless steel sink with drainer. There are a range of integrated appliances to include a four ring gas hob, extractor hood, electric oven and additional space for white goods. There is ample space for a dining table to the side with patio doors to the rear leading out to the garden. uPVC window to the rear elevation, radiator, power points, inset spotlights.

**First Floor Landing**

Storage cupboard to side with hanging rail and shelving, access to loft via ceiling hatch, doors leading off to the bedrooms and main bathroom.



**Bedroom One**

A good sized double bedroom with a built in storage cupboard over the stair box with hanging space, uPVC window to the front elevation, radiator and power points. Door to side leading into the en-suite shower room.

**En Suite**

Three piece suite comprising of; low flush wc, wash hand basin and mains powered shower. Partly tiled walls, frosted window to the front elevation, radiator to side.

**Bedroom Two**

Double bedroom with a window to the rear elevation, radiator and power points.

**Bedroom Three**

Window to the rear elevation, radiator and power points.

**Bathroom**

A white three piece suite comprising of; low flush wc, wash hand basin and panel enclosed bath with chrome mixer tap. Partly tiled walls, radiator to side.

**Externally**

Externally, the rear garden benefits from a sunny aspect with a paved patio area and grass lawn with a path leading to the rear of the garden where a timber gate allows access to your allocated parking spaces. The garden is fully enclosed with timber fencing and there is also access to the front of the property via a side gate.

**We Can Help**

William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651.

