

10 Ruthin Close, Buckley, Flintshire, CH7 3QL

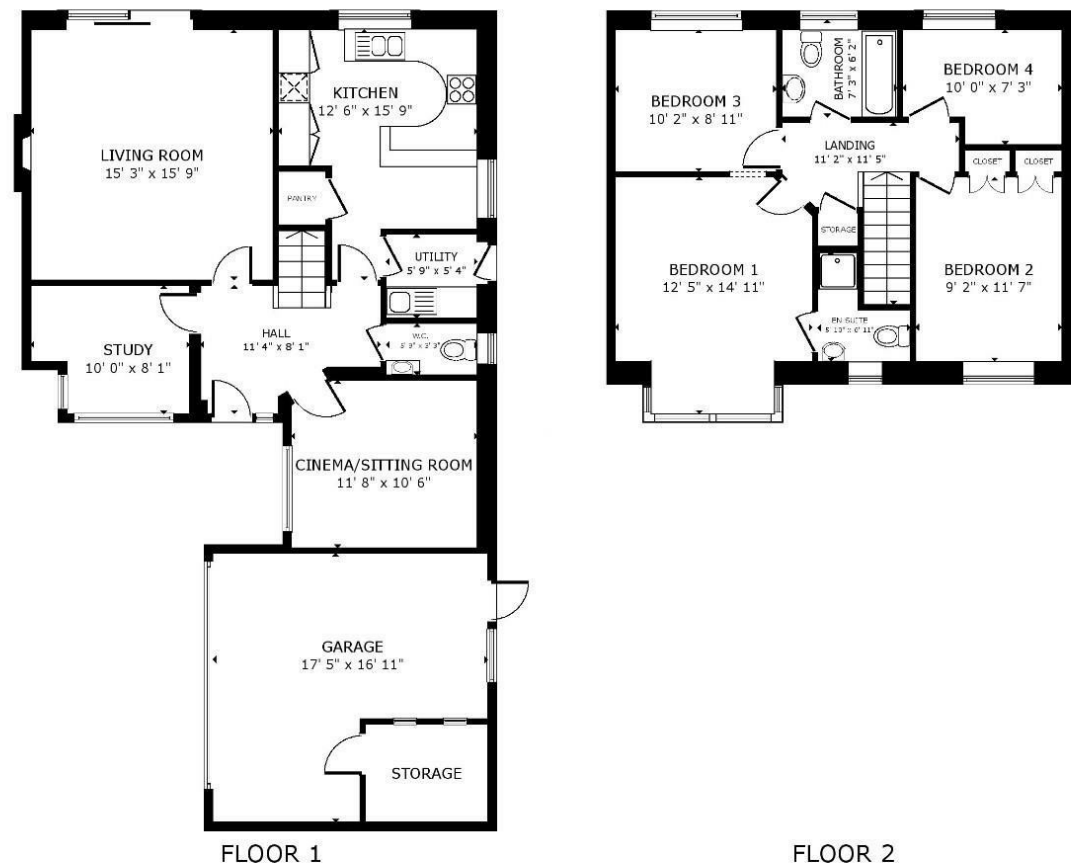
The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

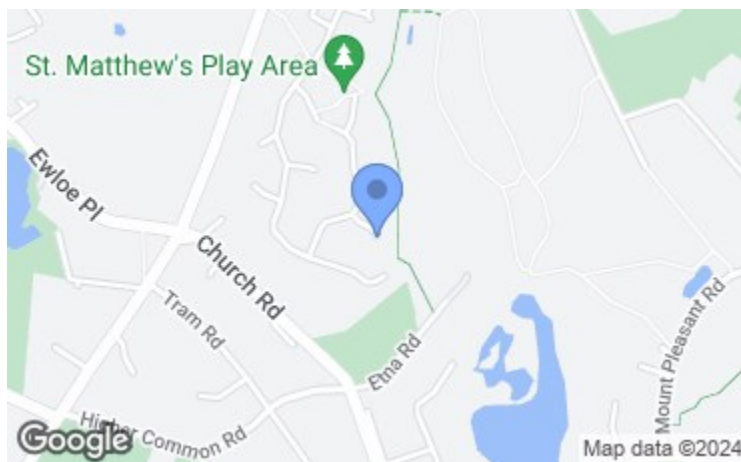
**Cavendish**  
ESTATE AGENTS

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



GROSS INTERNAL AREA  
FLOOR 1 840 sq.ft. FLOOR 2 626 sq.ft.  
EXCLUDED AREAS : GARAGE 241 sq.ft.  
TOTAL : 1,466 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**10 Ruthin Close**  
Buckley, Flintshire  
CH7 3QL

**Price**  
**£375,000**

AN IMMACULATELY APPOINTED AND WELL DESIGNED FOUR BEDROOM DETACHED FAMILY HOUSE with double garage, standing in large private gardens to the upper part of this popular development on the periphery of Buckley. Designed to a spacious plan with versatile family accommodation including two reception rooms, study and a quality oak kitchen with granite worktops and Neff appliances. The accommodation with gas fired central heating and double glazing in brief provides; reception hall, cloakroom/WC with modern suite, study, spacious living room with feature marble fireplace and patio door to the garden, cinema/sitting room with fitted cabinets, kitchen/breakfast room and utility room. First floor landing, bedroom one with en suite shower room, three further bedrooms (bedroom four presently used as a dressing room) and family bathroom. Driveway parking for three cars, attached double garage and private rear garden with patio area and woodland aspect.

rightmove

naei | propertymark  
PROTECTED

The Property Ombudsman

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**LOCATION**

The property forms part of an established cul de sac and stands in a generous size plot with ample parking to the front and borders onto woodland to the rear. It is presented to a immaculate standard and has been enhanced with a refitted kitchen /breakfast room with range of oak fronted units and black granite worktops incorporating a breakfast table. The cinema/sitting room includes a range of built in cabinets and concealed feature lighting.

St Matthews Park is located off Liverpool Road and is approximately a mile from Buckley town centre which provides a range of amenities catering for most daily requirements to include shops, supermarkets, primary and secondary schools and leisure facilities. The A55/A494 trunk roads at Ewloe are within a few minutes drive providing easy access to the North Wales coast, to Chester and motorway network, and both Manchester and Liverpool international airports are usually within a 45 minutes drive.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Double glazed panelled front door with matching side screen to reception hall.

**RECEPTION HALL**

3.45m x 2.46m (11'4" x 8'1")



Staircase to the first floor, tiled floor, coved ceiling, radiator and white panelled interior doors to all rooms.

**CLOAKROOM/WC**

1.75m x 0.99m (5'9" x 3'3")



An updated cloakroom with attractively tiled walls with matching floor, low flush WC and wash hand basin with mixer tap. Chrome towel radiator, recessed ceiling lighting and double glazed window with frosted glass.

**STUDY**

3.05m x 2.46m (10' x 8'1")



Double glazed square bay window to the front, fitted desk unit with drawers and cupboards to either side, and matching bookcase with cabinets beneath into alcove. Laminate wood effect flooring, telephone point and radiator.

**DIRECTIONS**

From the Agent's Mold Office proceed down Chester Street to the roundabout and take the second exit onto Chester Road. At the main roundabout take the second exit signposted Mynydd Isa and Buckley. Continue through Mynydd Isa into the centre of Buckley and on reaching the traffic lights turn left onto Liverpool Road. Continue through the next set of traffic lights and follow the road down the hill for approximately one third of a mile and take the main right turn into Rhuddlan Road (St Matthews Park Estate). Turn right at junction and follow the estate road up the hill and almost to it's furthest point and turn left into Caerphilly Road. Ruthin Close is then the first cul de sac on the right whereupon the property will be found set back in the top right hand corner.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band F

**AML**

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**VIEWING**

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

**FAMILY BATHROOM**

2.21m x 1.88m (7'3" x 6'2")



An updated bathroom with a spa tiled panelled bath, vanity wash basin with mixer tap and cabinet beneath and low flush WC. Attractive fully tiled walls with feature mosaic tiling to part, matching tiled floor, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.



**OUTSIDE**

The property occupies an attractive position to the head of this established cul de sac and is approached over a tarmac driveway which provides parking for several cars as well as access to the attached double garage. There is access to the rear of the garage leading through to the rear garden.

**DOUBLE GARAGE**

5.31m x 5.16m overall (17'5" x 16'11" overall)

Up and over door, double glazed window to the rear, exterior

door, and power and light installed. A section of the garage is presently subdivided to provide an internal store room.

**REAR GARDEN**



To the rear is a very private and attractively landscaped garden with gravel and part paved areas together with shaped lawns and raised beds. Various established shrubs and bushes and trees and pleasant wooded aspect. Outside light and tap.



**LIVING ROOM**

4.65m x 4.80m (15'3" x 15'9")



A well proportioned room with a wide double glazed patio door overlooking the rear garden with wooded aspect, feature marble fireplace with hearth and pebble effect gas fire. Coved ceiling, two wall light points, recessed ceiling lighting, TV and telephone points, and double panelled radiator.



**CINEMA/SITTING ROOM**

3.56m x 3.20m (11'8" x 10'6")



Presently used as a home cinema with a range of black fronted cabinets to one wall with void for a wall mounted TV. Coved ceiling with concealed/feature lighting, double panelled radiator and connection for wall mounted speakers.

**KITCHEN/BREAKFAST ROOM**

3.81m x 4.80m max into units (12'6" x 15'9" max into units)



Refitted with an attractive range of solid oak fronted base and wall units with contrasting black granite work surfaces incorporating breakfast table for five people. Under counter stainless steel sink unit with preparation bowl and mixer tap, matching granite upstands and range of integrated Neff appliances comprising electric 'self cleaning' oven, induction hob with contemporary style stainless steel cooker hood above, microwave, fridge/freezer and dishwasher. Tiled floor, understairs storage cupboard, radiator, recessed LED ceiling lighting and two double glazed windows overlooking the garden.



**FIRST FLOOR LANDING**

Loft access, built in storage cupboard and white panelled interior doors to all rooms.

**BEDROOM ONE**

3.66m x 4.29m (12'52" x 14'11")



Double glazed square bay window to the front, double panelled radiator and archway leading through to bedroom four (presently used as a dressing room).



**EN SUITE**

1.78m x 2.11m (5'10" x 6'11")



Comprising a fully tiled en suite shower room with tiled shower enclosure with mains shower valve and folding screen, pedestal wash basin and low flush WC. Matching tiled floor, chrome towel radiator, extractor fan and recessed ceiling lighting.

**BEDROOM TWO**

2.79m x 3.53m (9'2" x 11'7")



Double glazed window to the front, range of fitted wardrobe units to one wall and radiator.



**BEDROOM THREE/DRESSING ROOM**

3.10m x 2.72m (10'2" x 8'11")



Double glazed window overlooking the rear garden, radiator. Internal archway into bedroom one which could be easily blocked off as required.

**BEDROOM FOUR**

3.05m x 2.21m (10' x 7'3")



Double glazed window overlooking the rear garden and radiator.



**UTILITY ROOM**

1.75m x 1.63m (5'9" x 5'4")



Matching base cupboards to the kitchen with dark toned work surfaces and inset sink unit with mixer tap and tiled splashback. Void and plumbing for washing machine, wall mounted Worcester gas fired central heating boiler, tiled floor, extractor fan and double glazed exterior door to the garden.