

32 Aberllannerch Drive, Buckley, Flintshire, CH7 2QR

Cavendish

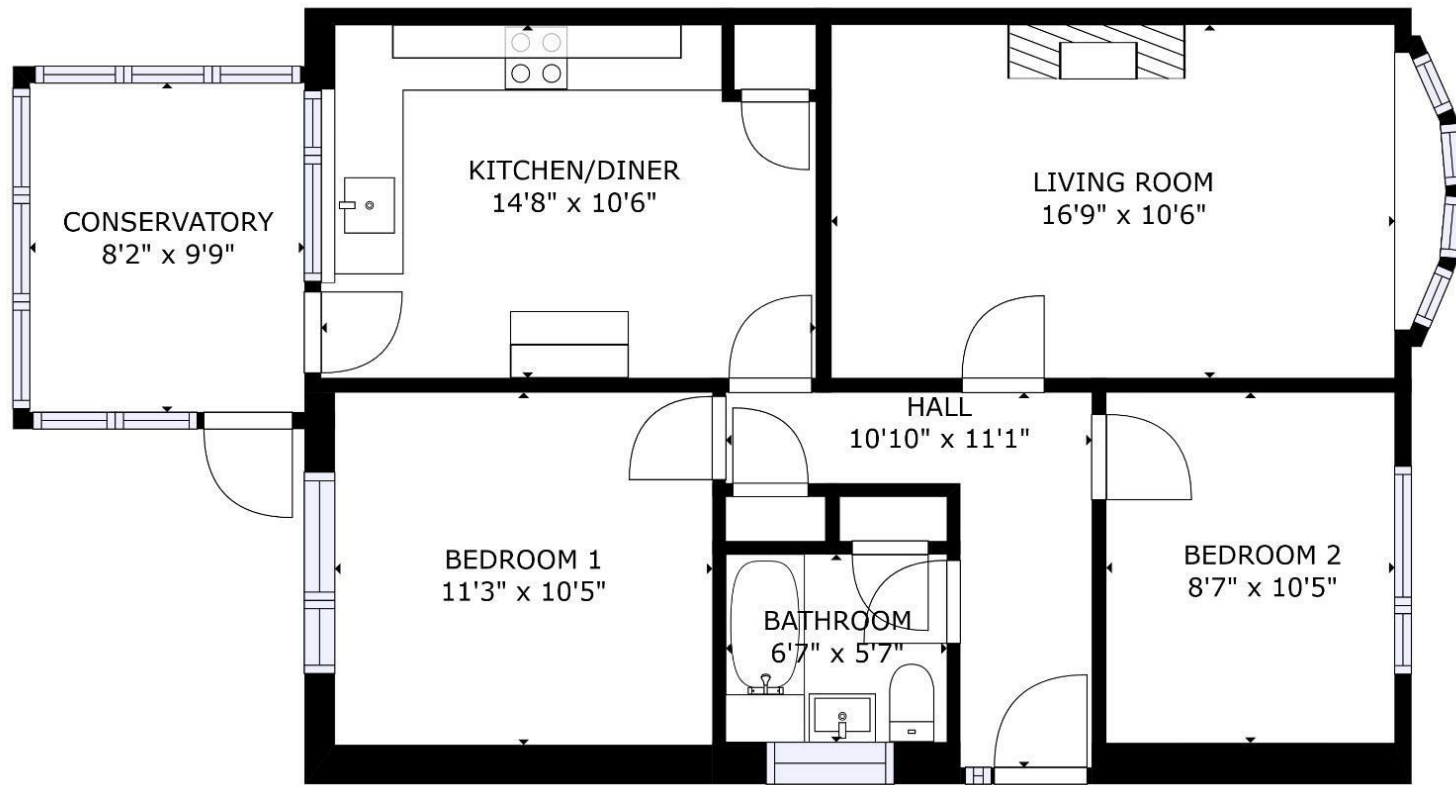
ESTATE AGENTS

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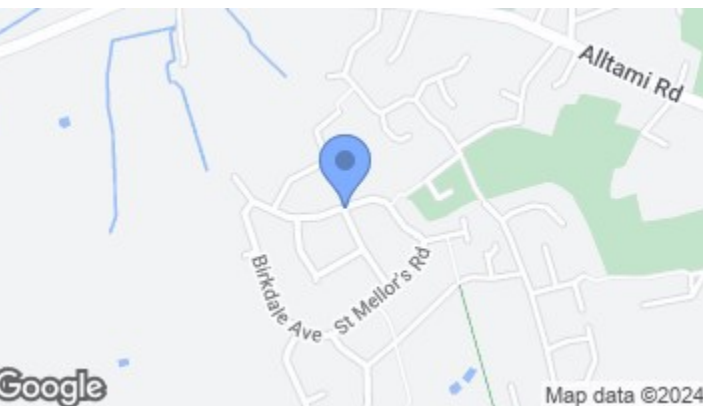
www.cavendishproperties.co.uk



TOTAL: 767 sq. ft
FLOOR 1: 767 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
70	87

Very energy efficient - lower running costs

(92 plus) A
(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 ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A
(61-91) B
(69-90) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



32 Aberllannerch Drive

Buckley, Flintshire,
CH7 2QR

£175,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A WELL PROPORTIONED TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE, standing within low maintenance gardens within this established and popular residential area within half a mile of Buckley town centre. Providing ideal accommodation for the retired or young couples with scope to update and modernise to personal requirements. The property benefits from gas fired central heating and double glazed windows and in brief provides 'L' shaped reception hall, spacious living room with fireplace, kitchen/diner, conservatory, two good size bedrooms and shower room. Private parking for two/three cars, brick built single garage and private enclosed rear garden. No onward chain.



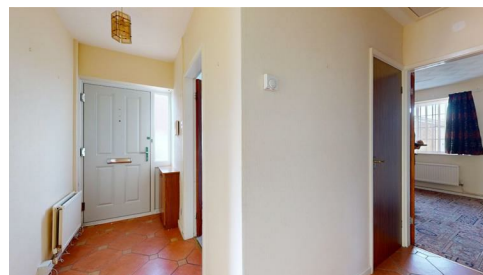
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LOCATION

Located to the lower part of Southdown Park, a noted residential area of predominantly detached bungalows, some 3 miles Mold and within easy reach of the A55 Expressway and the A494 interchange at Ewloe enabling swift access throughout the region. Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to supermarkets, doctor surgeries and post office.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Wood grain effect panelled front door with double glazed side screen to L shaped reception hall.

RECEPTION HALL

Tiled floor, loft access with pull down ladder, built in cloaks cupboard, telephone point, double panelled radiator and electricity meter cupboard.

LIVING ROOM

5.11m x 3.20m (16'9" x 10'6")



Double glazed bay window to the front, white fireplace surround with tiled insert and hearth and gas fire, double panelled radiator and TV aerial point.

**KITCHEN**

4.47m x 3.20m (14'8" x 10'6")



A good size kitchen with space for a table and fitted with a range of base and wall units with wood trim, light toned worktops and tiled splashback. Inset sink unit with mixer tap and integrated appliances comprising touch control ceramic hob, cooker hood and electric double oven. Built in cupboard housing an Ideal gas fired central heating boiler, tiled floor, double panelled radiator, internal double glazed window and modern UPVC double glazed stable door to conservatory.

**CONSERVATORY**

2.49m x 2.97m (8'2" x 9'9")



A modern UPVC double glazed lean to style conservatory with polycarbonate type roof and double glazed exterior door to the garden. Tiled floor and power points.

**BEDROOM ONE**

3.43m x 3.18m (11'3" x 10'5")



Double glazed window to the rear and double panelled radiator.

**BEDROOM TWO**

2.62m x 3.18m (8'7" x 10'5")



Double glazed window to the front and double panelled radiator.

BATHROOM

2.01m x 1.70m (6'7" x 5'7")



Fitted with a modern suite and fully tiled walls comprising easy access bath with mixer shower tap and electric shower, wash basin and low flush WC. Marble effect fully tiled walls, double panelled radiator, double glazed window with frosted glass and built in linen cupboard with slatted shelving.

OUTSIDE

Brick paved driveway to the front of the property

providing off road parking together with metal gates with brick archway over leading through to additional parking to the side of the bungalow and access to the garage. There is access from the drive leading to the rear garden.

FRONT GARDEN

Mainly loose slate chipped front garden area for ease of maintenance with brick walling to the frontage.

REAR GARDEN

Fully enclosed landscaped rear garden with paved and loose slate areas for ease of maintenance. Pergola frame.

**GARAGE**

Single garage with up and over door, two timber framed single glazed windows, side door to the garden.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the roundabout take the second exit onto Chester Road. At the main roundabout take the second exit towards Mynydd Isa / Buckley. Follow the road up the hill and through Mynydd Isa and over the Bryn Hill and take the second left hand turning thereafter into Muirfield Road. Follow the road into the development and bear first left onto St Andrews Drive and left again at the junction on Birkdale Avenue. Follow the road around to the right and thereafter onto Aberllannerch Drive whereupon number 32 will be found on the left hand side.

TENURE

Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band C

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

DW/PMW