

Isfryn Pentre Lane, Buckley, Flintshire, CH7 3NY

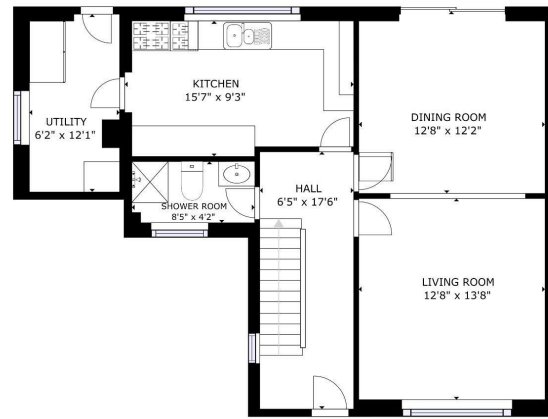
Cavendish
ESTATE AGENTS

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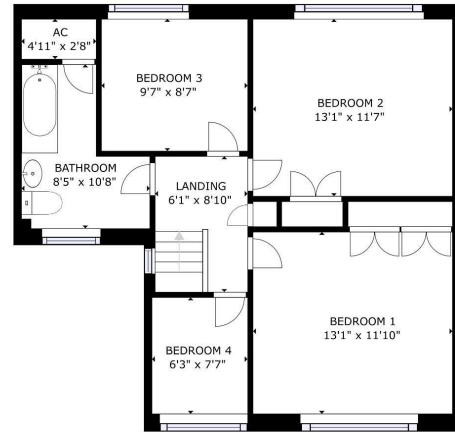
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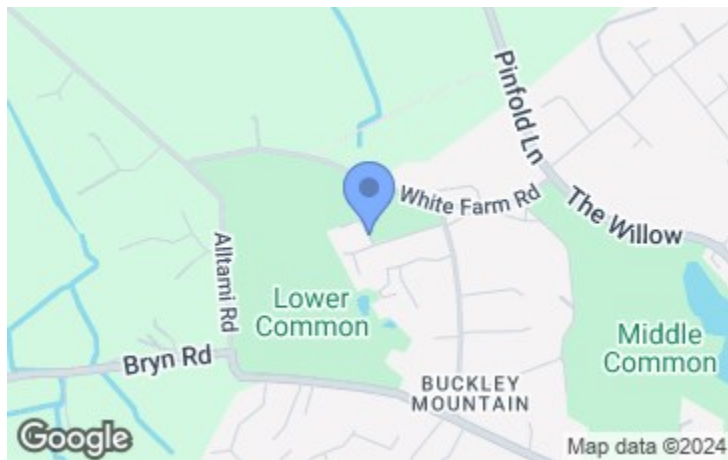
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Matterport



Matterport



Energy Efficiency Rating	
Current	Potential
	72
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 CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Isfryn Pentre Lane

Buckley, Flintshire,
CH7 3NY

Price
£315,000

A WELL PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOUSE of individual design located in an attractive semi rural setting overlooking Buckley Common, approximately midway between Buckley and Alltami and with easy access to the main road network. Built to a spacious plan with scope to modernisation and extend further, subject to planning approval, to provide an ideal family sized home of individuality. Previous consent granted, now lapsed, for a substantial two story extension incorporated a double garage. In brief comprising spacious reception hall, a large living/dining room, kitchen, utility room, ground floor shower room, first floor landing, three good size bedrooms, two with built in wardrobes, fourth bedroom/study and family bathroom. Outside there is a wide gravelled drive providing off road parking for several cars whilst to the rear is a good size garden area with patio. Oil fired central heating. No onward chain.



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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.

LOCATION



The sale provides a rare opportunity to acquire a sizeable four bedroom family home with potential to refurbish to provide an ideal family home in this convenient semi rural setting on the outskirts of Buckley. Located in a secluded position with views to the front over the adjacent The Common with its numerous walks. Buckley town centre is within 1.5 miles which provides a range of shops and amenities serving daily needs, doctor surgeries and popular schools for all ages. The area is also ideally placed for easy access to the A494/A55 Expressway with connection thereafter to the M56 and M53 motorways. The county town of Mold is some 3 miles and Chester approximately 12 miles.

PLANNING CONSENT

Consent was previously granted by Flintshire County, Ref: 057878, dated 12th February 2018 for a 'Erection of extension and alteration to dwelling'. The consent has now lapsed and interested parties should make their own enquiries with local authority in this regard. The proposed plans are available for inspection at the agent's Mold office or can still be viewed on the Flintshire County Council planning portal.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Recessed front entrance with part glazed wood framed front door with matching side screen to reception hall.

RECEPTION HALL

5.21m x 1.91m (17'1" x 6'3")



A spacious reception hall with open tread staircase to the first floor, double glazed leaded effect window, telephone point, laminate wood effect flooring and radiator.

LIVING ROOM

3.78m x 4.09m (12'5" x 13'5")



Double glazed leaded effect window to the front with views over The

Common, deep coved ceiling, TV aerial point, laminate wood effect flooring and double panelled radiator. Opening to dining room.



DINING ROOM

3.48m x 3.78m (11'5" x 12'5")



Double glazed patio door overlooking the rear garden, fireplace with open fire grate and hearth, coved ceiling, continuation of the laminate wood effect flooring and internal door to hallway.

KITCHEN

4.52m x 2.51m (14'10" x 8'3")



A large kitchen with double glazed window overlooking the rear garden. Fitted with a range of white fronted base and wall units with wood effect worktops. Inset sink unit with mixer tap and tiled splashback. Breakfast bar and gas range cooker. Double panelled radiator and electricity meter cupboard.



UTILITY ROOM

1.78m x 3.43m (5'10" x 11'3")



Half tiled walls, double glazed window, freestanding oil fired central heating boiler and double glazed exterior door.

SHOWER ROOM

2.51m x 1.17m (8'3" x 3'10")

Comprising shower tray with mains shower valve, pedestal wash basin and low flush WC. Fully tiled walls, radiator and double glazed window with frosted glass.

FIRST FLOOR LANDING



Double glazed window to the side gable and built in cupboard.

BEDROOM ONE

3.89m x 3.53m (12'9" x 11'7")



Double glazed leaded effect window to the front with far reaching views over The Common, twin built in wardrobes with locker effect storage cupboards above, TV aerial point and double panelled radiator.



BEDROOM TWO

3.89m x 3.48m (12'9" x 11'5")



Double glazed window to the rear, built in double wardrobe with locker effect storage cupboard above, double panelled radiator and TV aerial point.



BEDROOM THREE

2.87m x 2.59m (9'5" x 8'6")



Double glazed window to the rear and radiator.

BEDROOM FOUR/STUDY

2.26m x 1.83m overall (7'5" x 6' overall)



Leaded effect double glazed window to the front with views, fitted work station, shelving and radiator.

BATHROOM

3.18m x 2.51m reducing to 1.47m (10'5" x 8'3" reducing to 4'10")



White suite comprising panelled bath with electric shower, pedestal wash basin with mixer tap and low flush WC. Part tiled walls, radiator, double glazed window with frosted glass, loft access and large airing cupboard with hot water cylinder tank and slatted shelving.

OUTSIDE

The property stands within a sizeable plot and is approached over a gravelled drive to the front providing parking for several cars.

SIDE GARDEN

Lawned side garden with established hedging and access leading through to the rear of the property.

REAR GARDEN



To the rear is a good sized mainly lawned garden with concrete/paved pathways, mature blossom trees, to include magnolias and camellias, and hedging to the lane side. Outside security light and oil tank.



DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit. Follow the road out of town, straight on at the next set of traffic lights and then through New Brighton village. Upon reaching the roundabout adjacent to the Shell Service Station bear left for Queensferry. At the next traffic lights at Alltami turn right signposted for Buckley. Follow the road for a short distance and take the first left handed turning onto White Farm Road and then first right onto Pentre Lane, and then immediate right onto the unmade track whereupon the property will be found on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

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.

VIEWING

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

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

DW/PMW