

GROSS INTERNAL AREA
FLOOR 1 332 sq.ft. FLOOR 2 332 sq.ft.
TOTAL : 663 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	88
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	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



16 Berwyn Close
Buckley, Flintshire,
CH7 2BG

Price
£170,000

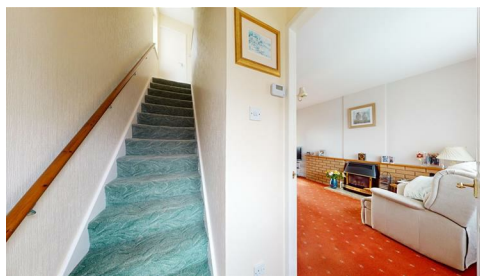
AN IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE STANDING WITHIN LARGER THAN AVERAGE SIZE GARDENS WITH FAR REACHING VIEWS OVER THE SURROUNDING AREA. Forming part of a small established cul de sac conveniently situated for Buckley town centre and local amenities. This well presented home includes a modern fitted kitchen with integrated appliances, a refurbished shower room, gas fired central heating and double glazing. To the front is a driveway providing parking for two cars. In brief comprising entrance hall, living room, kitchen/diner with access to the garden, first floor landing, two good size bedrooms (bedroom one with two large built in wardrobes) and modern shower room with fully tiled walls. A particular feature are the extensive gardens with a terraced patio, well stocked shrubbery borders and two gardens sheds. **VIEWING RECOMMENDED.**

LOCATION

Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to include an Aldi supermarket nearby, and primary and secondary schools. The Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.

THE ACCOMMODATION COMPRISES

UPVC double glazed front door to entrance hall.

ENTRANCE HALL

Staircase to the first floor, wall light point and radiator. White panelled interior door leads through to living room.

LIVING ROOM

4.04m x 3.53m (13'3" x 11'7")



Double glazed window to the front, feature brick fireplace with marble hearth and coal effect gas fire, understairs storage cupboard, TV aerial point, wall light point and radiator. Archway opening through to kitchen/diner.

**KITCHEN/DINER**

4.45m x 2.39m (14'7" x 7'10")



Fitted with an attractive range of cream fronted base and wall units with contrasting stone effect work surfaces with inset composite sink unit and tiled splashback. Integrated appliances comprising stainless steel four gas burner hob, concealed cooker hood and electric single oven. Void and plumbing for washing machine and space for fridge/freezer. Tiled floor to the kitchen area, double glazed window and double glazed patio doors leading out onto the terraced patio with views over the surrounding area.

**FIRST FLOOR LANDING**

Double glazed window to the side gable, loft access and built in cupboard housing a Worcester gas fired central heating boiler.

BEDROOM ONE

3.53m x 3.15m (11'7" x 10'4")



A spacious bedroom with double glazed window to the front, two built in full height wardrobe units both with mirrored sliding door fronts, radiator and two wall light points.

**BEDROOM TWO**

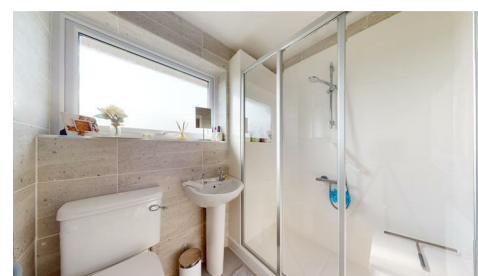
2.97m x 2.31m plus recess (9'9" x 7'7" plus recess)



Double glazed window to the rear with far reaching views over the surrounding area and radiator.

SHOWER ROOM

2.06m x 1.65m (6'9" x 5'5")



A modern and well appointed fully tiled shower room comprising a large shower pod with sliding screen, integrated shelf and seat; and mains shower valve. Pedestal wash basin and low flush WC. Attractive tiled walls with matching vinyl floor covering, laminated ceiling, radiator and double glazed window with frosted glass.

OUTSIDE

Tarmacadam driveway extends to the side of the property providing off road parking for two cars. Gated access from the drive leads through to the rear garden.

FRONT GARDEN

Landscaped front garden with paved area and well stocked shrubbery borders.

REAR GARDEN

A particular feature is the extensive and well maintained rear garden with a split level paved patio/terraced area and well stocked shrubbery borders. Two timber garden sheds.

MATERIAL INFORMATION

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.

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.

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

**DIRECTIONS**

From the Agent's Mold Office proceed along Chester Street and bear right at the roundabout onto Chester Road. Continue to the main roundabout on the outskirts of the town and take the second exit following the signs for Mynydd Isa/Buckley. Follow the road up the hill and through Mynydd Isa and upon entering Buckley continue through the traffic lights and take the next right on to Precinct Way. Take the third left onto Penley Road, and then immediate left into Berwyn Close, whereupon the property will be found at the bottom of the cul de sac.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band C