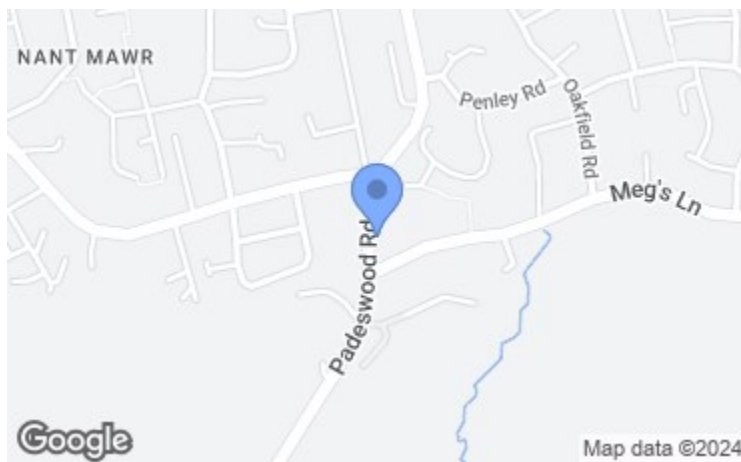




GROSS INTERNAL AREA
FLOOR 1 686 sq.ft. FLOOR 2 493 sq.ft.
TOTAL : 1,179 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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	79
(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	



Glen Haven, Padeswood Road South
Buckley, Flintshire
CH7 2JW

Price
£285,000

A BEAUTIFULLY APPOINTED AND MUCH IMPROVED THREE BEDROOM TRADITIONAL DETACHED FAMILY HOUSE with garden room extension, landscaped garden, useful outhouses and off road parking for three cars. Located along this popular road on the outskirts of Buckley, within walking distance of the town centre, local amenities and popular schools. This immaculately presented property has benefited from a comprehensive scheme of improvement by the present owners incorporating modern fittings. It benefits from a gas fired central heating system and double glazing and in brief comprises; reception hall, living room, open plan dining/day room with multi fuel stove, kitchen with modern range of units and integrated appliances, a spacious garden room and downstairs WC. To the first floor there are three good size bedrooms, including two large doubles, a well specified family bathroom and a large floored attic providing suitable storage. A particular feature is the rectangular shaped garden which has been attractively landscaped to provide a delightful setting with extensive paved patio areas, lawn, deep well stocked shrubbery borders and traditional brick outhouses providing a useful utility room and workshop. Also included is a summer house, an aluminium framed green house and a timber garden shed. VIEWING HIGHLY RECOMMENDED.



LOCATION

The property occupies a convenient position along this minor road about half a mile from Buckley town centre and is within a few minutes of the A55 expressway at Dobshell enabling ease of access to Chester (11 miles) and the motorway network beyond. Buckley provides a comprehensive range of shopping facilities catering for most daily needs, doctor surgeries and popular schools for all ages. The Broughton Retail Park is also within five miles with range of high street shops, cinema and restaurants.

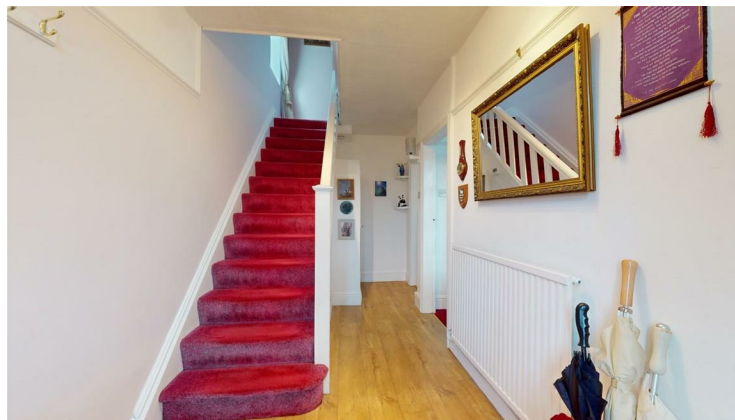
THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed and panelled front door to reception hall.

RECEPTION HALL

4.93m x 1.96m (16'2" x 6'5")



White spindled staircase to the first floor with storage cupboard beneath housing the gas boiler, wide plank effect laminate flooring, picture rail, coat hooks, wall light point and radiator. Glazed panelled interior door to living room.

LIVING ROOM

4.24m x 3.78m (13'11" x 12'5")



Double glazed bay window to the front, connection for wall mounted TV, picture rail and double panelled radiator.



DINING/DAY ROOM

3.61m x 3.81m (11'10" x 12'6")



Recessed tiled fireplace with freestanding multifuel stove with oak mantel shelf above, picture rail, exposed

OUTHOUSES



Two traditional brick/slated outhouses comprising:

UTILITY

6'1" x 5'7"

Fitted worktop and shelving, plumbing for washing machine, space for tumble dryer and freezer with power and light installed.

WORKSHOP

2.18m x 1.85m (7'2" x 6'1")

Double glazed window, fitted work bench, and power and light installed.

TIMBER GARDEN SHED

DIRECTIONS

From the agent's Mold office proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the third exit onto the A541 Wrexham Road. Follow this road for a short distance and bear left at the signpost for Padeswood. Continue for approximately half a mile and take the second left handed turning opposite the Padeswood Golf Club onto Padeswood Road South. Follow the road up the hill and into Buckley whereupon the property will be found on the right hand side as you enter the residential area.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

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

Amended NAD

REAR GARDEN



To the rear is a most attractive landscaped garden which has been developed over recent years by the present owners to provide a private setting. The garden enjoys a south easterly aspect and includes a large paved patio area with extended pathways, lawn with well stocked shrubbery borders and further gravelled areas to the lower part of the garden. In addition there is an aluminium framed greenhouse, timber framed/clad summer house and an arbour included within the sale. Outside lights and tap.



floorboards, connection for wall mounted TV, radiator and UPVC double glazed French doors lead through to the adjoining garden room. Opening to kitchen.



KITCHEN

2.41m x 2.16m (7'11" x 7'1")



Well appointed with a modern range of gloss white fronted base and wall units with contrasting black speckled effect granite work surfaces with matching upstands and mosaic tiled splashback. Integrated appliances comprising ceramic hob, concealed cooker hood, two electric double ovens, dishwasher and fridge/freezer. Pull out larder unit, wide pan and cutlery drawers, and carousel corner cupboards. Belfast sink, tiled floor and two double glazed windows overlooking the garden.

GARDEN ROOM

4.60m x 3.18m (15'1" x 10'5")



A spacious room combining dining and seating areas with UPVC double glazed windows with integrated blinds, insulated roof with Velux double glazed roof light and double glazed French doors providing access to the patio and garden. Attractive tiled floor with decorative feature to the centre of the room, recessed ceiling lighting and radiator.



DOWNSTAIRS WC

1.12m x 1.02m (3'8" x 3'4")



Comprising low flush WC and corner wash hand basin. Tiled floor, double glazed window with frosted glass and concealed cupboard housing the electricity smart meter.

FIRST FLOOR LANDING



Pine ceiling, double glazed window with frosted glass and white panelled interior doors to all rooms.

BEDROOM ONE

4.39m x 2.92m plus wardrobes (14'5" x 9'7" plus wardrobes)



Double glazed bay window to the front with far reaching views over the surrounding properties and across to Hope Mountain, Clwydian Hills and Moel Famau in the far distance. Range of fitted wardrobe units extending the full length of one wall with sliding door fronts, hanging rails and shelving. Double panelled radiator.



BEDROOM TWO

3.61m x 3.81m (11'10" x 12'6")



A double size room with double glazed window to the rear with open aspect and radiator.

BEDROOM THREE

2.44m x 2.13m (8' x 7')



Double glazed window to the front with views and radiator.



FAMILY BATHROOM

2.08m x 2.08m (6'10" x 6'10")



Fitted with a modern white three piece suite with attractive part tiled walls comprising panelled bath with mixer shower tap and screen, vanity wash basin with cupboard beneath and low flush WC. Loft access, towel radiator, double glazed window with frosted glass.

ATTIC

A large boarded attic with Velux roof light and accessed via an aluminium ladder. Approximate measurement to purlins.

OUTSIDE

To the front is a wide part concrete/gravel drive providing off road parking for three cars. A modern gate provides access to the side of the house leading through to the rear garden. Outside light point.