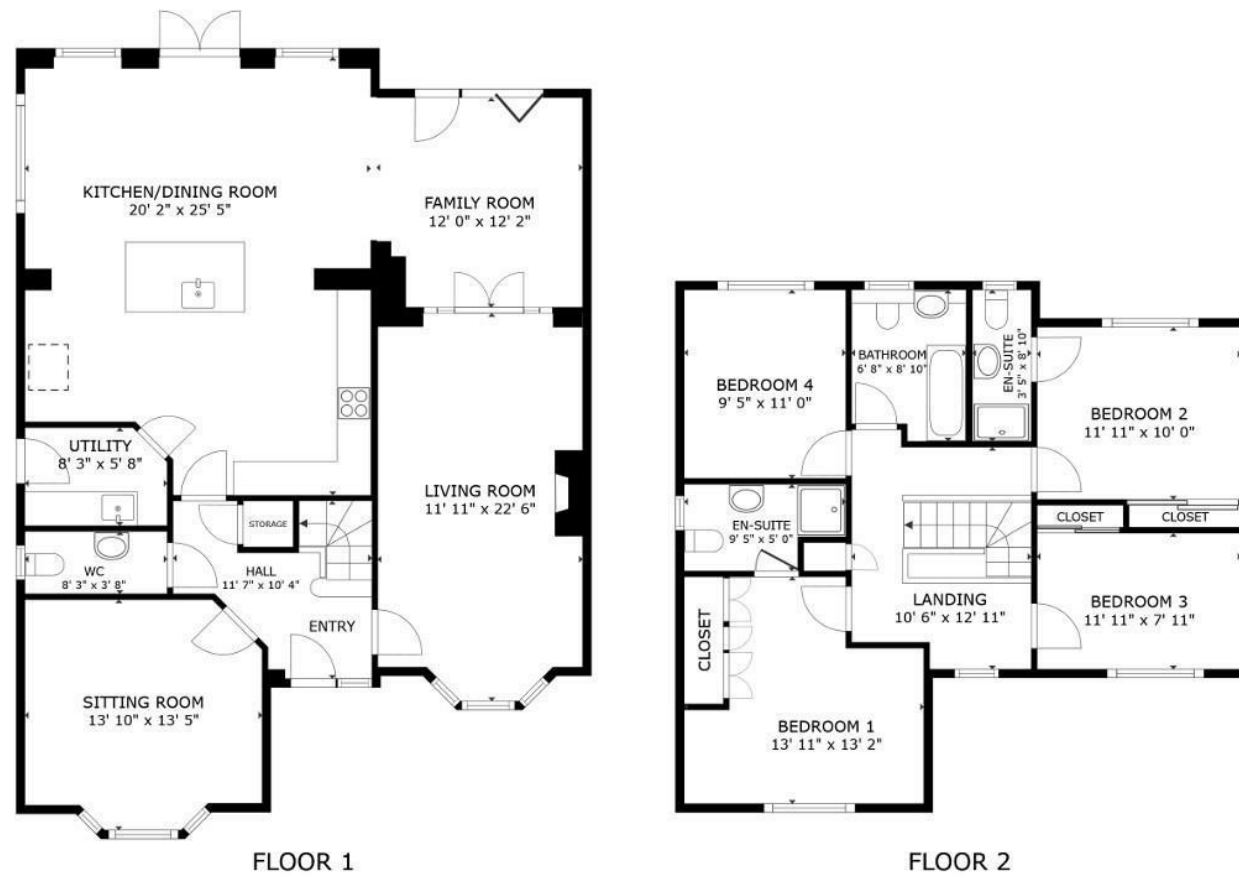


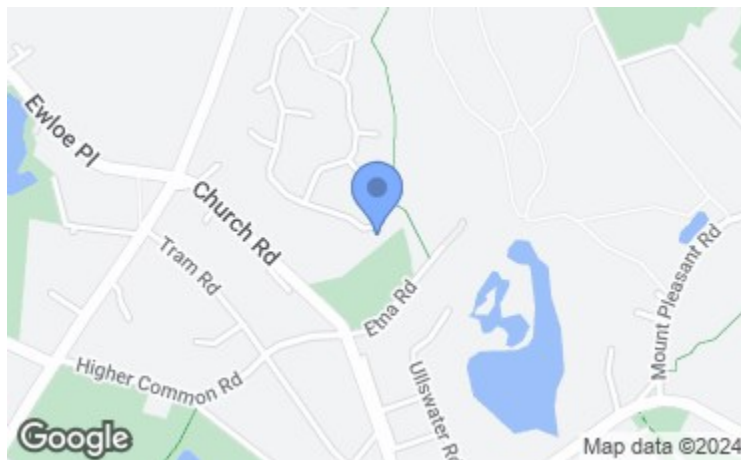
162 Rhuddlan Road, Buckley, Flintshire, CH7 3QP



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,255 sq.ft. FLOOR 2 797 sq.ft.
TOTAL : 2,052 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
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		72	80
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			



162 Rhuddlan Road
Buckley, Flintshire
CH7 3QP

Price
£450,000

A BEAUTIFULLY APPOINTED AND EXTENDED MODERN FOUR BEDROOM DETACHED FAMILY HOUSE WITH GENEROUS GROUND FLOOR LIVING AREA, DOUBLE GARAGE AND LANDSCAPED GARDENS. Occupying an attractive position to the upper part of this popular development on the outskirts of Buckley town centre with excellent access onto the A55 and motorway network. This well appointed family home has been greatly extended to the rear with a superb open plan kitchen/dining with an adjoining family room with bi-fold doors to the garden. Other features include an attractive reception hall with spindled staircase and gallery style landing, two spacious reception rooms, both with bay windows, four good size bedrooms, two with ensuite shower rooms and a well appointed family bathroom. Oak interior doors, double glazing and gas fired central heating. Wide tarmac drive, detached double garage with electric door and extensively landscaped garden for ease of maintenance. VIEWING HIGHLY RECOMMENDED.

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



www.cavendishproperties.co.uk

LOCATION

This attractive family property is located to the upper part of this established development and has been greatly enhanced with a superb kitchen/dining and family room extension. fitted with a comprehensive range of units with integrated appliances and a large island/breakfast bar. The family room has bi fold doors to the the garden. The property also benefits from a gas fired central heating system and double glazing.

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

Modern woodgrain-effect double glazed composite front door with feature long stainless steel handle to Reception Hall.

RECEPTION HALL

Wide spindle staircase to the first floor with storage cupboard beneath, tiled floor, coved ceiling, radiator and modern oak interior doors.

CLOAKROOM

Fitted with a modern suite comprising pedestal wash hand basin with splashback and low flush WC. Tiled floor and double glazed window.

LIVING ROOM

6.73m x 3.58m (22'1" x 11'9")



A spacious room with double glazed bay window to the front, feature reconstituted marble style fireplace and hearth with coal-effect gas fire, two wall points, coved ceiling and two panelled radiators. Twin glazed doors lead through to the adjoining Family Room.

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 road up the hill and almost to it's furthest point whereupon the property will be found on the left hand side.

not to scale.

DW/SC

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band G

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.

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.

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.

VIEWING

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

FLOOR PLANS - included for identification purposes only,

OUTSIDE



The property is approached over a wide brick edged tarmac drive providing parking for a number of cars as well as access to the detached garage.

FRONT GARDEN

Well maintained front lawned garden areas with a concrete pattern pathway to the front door and gated access to the side of the house to the rear garden. Outside lights.

DETACHED GARAGE

A brick built garage with electric up and over door, double glazed window, side door and power and lights installed.

REAR GARDEN



To the rear is a good sized garden which has been extensively landscaped for ease of maintenance with concrete patterned, artificial lawn and gravelled areas. Secluded lower seating area and further wide domestic area to the left hand side of the house..



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

SITTING/DINING ROOM

4.11m x 3.96m (13'6" x 13')



A versatile room with a wide double glazed bay window to the front, laminate wood-effect flooring, coved ceiling and radiator.

KITCHEN/FAMILY ROOM

6.35m x 6.05m overall plus day room of 3.78m x 3.8 (20'10" x 19'10" overall plus day room of 12'5" x 1)



A superb open plan and spacious room combining kitchen, dining and family room areas with double glazed windows to the rear including French doors and bi-fold doors from the family room onto the adjoining patio. The kitchen is fitted with a comprehensive range of white and grey fronted units including a large central island/breakfast bar and speckled-effect worktops and tiled splashback. Under cupboard lighting and range of integrated appliances comprising four gas burner hob with stainless steel cooker hood, double oven, dishwasher and wine chiller. Recessed ceiling lighting, two double and one tall single panel radiator and tiled floor.

Opening to the family room with continuation of the tiled floor throughout.



FAMILY ROOM



TV aerial point, recess ceiling lighting and bi-fold doors.

UTILITY

2.46m x 1.65m (8'1" x 5'5")



Fitted base units with worktops, inset sink unit with mixer

tap and tiled splashback. Plumbing for washing machine, gas fired central heating boiler, tiled floor, radiator, extractor fan and double glazed exterior door.

ENSUITE
2.74m x 1.50m (9' x 4'11")



A modern well-appointed ensuite shower room comprising large shower enclosure with mains shower valve with twin headset, pedestal wash basin and low flush WC. Tiled walls, radiator and double glazed window.

ENSUITE
2.67m x 1.07m (8'9" x 3'6")



Comprising tiled shower enclosure with mains shower valve, pedestal wash hand basin, low flush WC. Double glazed window, radiator and extractor fan.

BEDROOM 4
3.33m x 2.74m (10'11" x 9')



Double glazed window to the rear and radiator.

FIRST FLOOR LANDING
3.91m x 2.62m (12'10" x 8'7")



Gallery style landing with double glazed window to the front, loft access, built-in linen cupboard with slatted shelving and small radiator; and oak interior doors leading to all rooms.

BEDROOM 2
3.68m x 2.97m (12'1" x 9'9")



Double glazed window to the rear, solid oak flooring, built-in mirror fronted wardrobe, further outbuilt cupboards and drawers unit and radiator.

BEDROOM 3
3.68m x 2.39m (12'1" x 7'10")



Double glazed window to the front, built-in mirror fronted wardrobe and radiator.

FAMILY BATHROOM



A modern well appointed bathroom with fitted cabinets comprising panelled bath with mixer shower tap, semi-recessed wash basin with cupboards beneath and low flush WC with concealed cistern. Tiled floor, radiator, extractor fan and double glazed window.

BEDROOM 1
4.11m x 4.04m overall (13'6" x 13'3" overall)



Double glazed window to the front, range of fitted wardrobes to one wall with matching chest of drawers and radiator.