

4 West Court Buckley, Flintshire, CH7 2RF

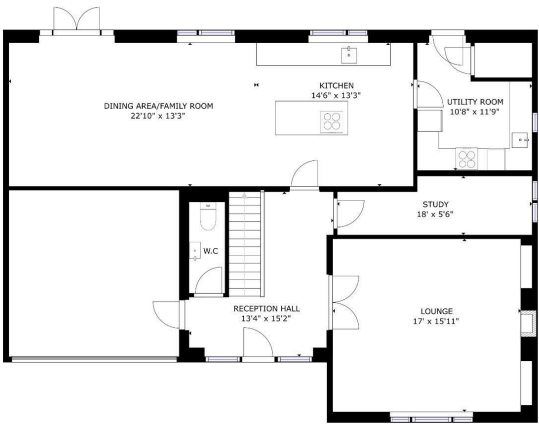
Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

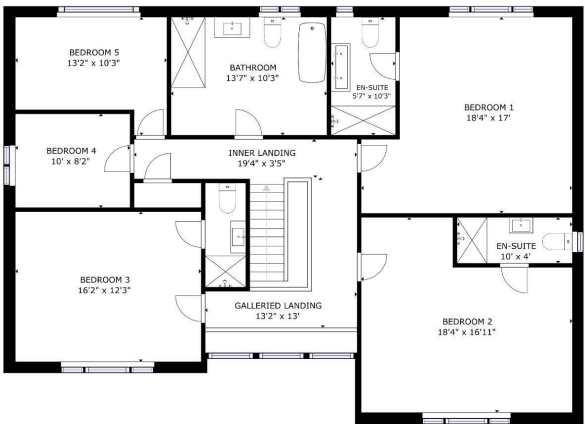
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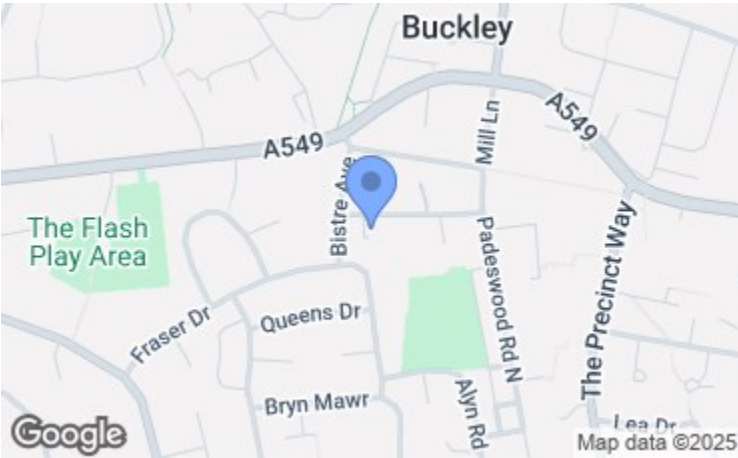
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Matterport



Matterport



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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



4 West Court
Buckley, Flintshire
CH7 2RF

Price
£495,000

NEWLY BUILT AND COMPLETED, A VERY IMPRESSIVE FIVE BEDROOM DETACHED HOUSE OFFERING LARGE AND VERSATILE ACCOMMODATION SET WITHIN A SMALL RESIDENTIAL CUL-DE-SAC NEAR TO THE CENTRE OF BUCKLEY.

Built to a high specification and a contemporary design it affords a large central reception and galleried landing, cloakroom, attractive lounge, Study, 37ft luxury kitchen / dining and family room, utility room and walk-in closet, 5 bedrooms to the first floor, three very spacious with en-suite shower rooms, and a splendid family bathroom. Wide drive and large integral double garage. Gated and private gardens to rear with Southerly aspect. Wide patio and lawn.

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.

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LOCATION



The property forms part of a small private cul-de-sac which comprises of just five properties in total and accessed over a new tarmacadam shared entrance. Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to include primary and secondary schools. The Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Splendid dual height double glazed and tinted window which provides a high degree of natural light to both the ground floor and the large central galleried landing, the glass is tinted with a non reflective coating to provide a high degree of privacy and there is a central panelled door.



ENTRANCE HALL

4.62m max x 4.06m max (15'2 max x 13'4 max)

Wide staircase rising off with glass balustrade, herringbone wood block effect flooring which extends throughout the majority of the ground floor accommodation, ceiling downlighters.

CLOAKROOM



White suite comprising vanity with bowl and cupboard, tiled splash and low level WC, extractor fan, panelled radiator.

OUTSIDE REAR



The rear garden has a high degree of privacy with gated access to either side, it enjoys a predominately South facing aspect with two flagged patio areas and lawn.



DIRECTIONS

From the Agent's Mold Office proceed along Chester Street, turning right at the mini-roundabout onto Chester Road. Follow

the road to the main roundabout on the outskirts of the town and take the second left handed turning for Mynydd Isa/Buckley. Follow the road up the hill and through Mynydd Isa and thereafter into Buckley and after approximately two miles and approaching the town centre turn right onto Bistre Avenue and second left onto Tabernacle Street. Take the first right in to West Court.

AGENTS NOTES

Mains water, electricity, gas and drainage. Gas heating.

TENURE

Believed 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 Ruthin office 01824 703030.

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

HE/PMW

Amended JW

EN SUITE SHOWER ROOM
2.44m x 1.22m (8' x 4')



Floor level tray with white cubicle, glazed screen and electric shower, large vanity with bowl and storage drawers, low level WC, radiator.

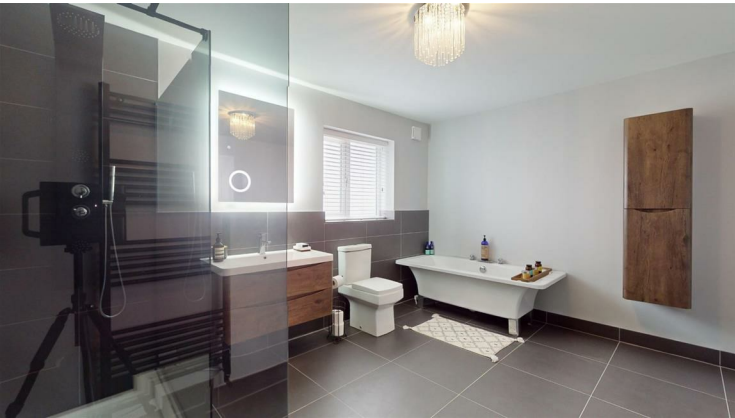
BEDROOM FOUR
3.05m x 2.49m (10' x 8'2)
Double glazed window, panelled radiator.

BEDROOM FIVE
4.01m x 2.74m (13'2 x 9')
Double glazed window, panelled radiator.

BATHROOM
4.14m x 3.12m (13'7 x 10'3)



Luxury white suite comprising large floor level tray with smoked glass glazed screen and high output shower with multi point sprays and monsoon style head, wall mounted vanity with drawers and bowl, contemporary freestanding bath and low level WC, part tiled walls and tiled floor to a slate effect finish, extractor fan, large wall mirror with inset lighting, towel radiator.



OUTSIDE FRONT



INTEGRAL DOUBLE GARAGE
4.88m x 3.66m (16' x 12')
Electrically operated roller shutter door leading in, wall mounted gas fired combination boiler providing heating and hot water, electric light and power installed.

LOUNGE
5.18m x 4.85m (17' x 15'11)



Twin panelled doors leading from the hall to a spacious room with a large double glazed window to front with blind, two integrated display niches with concealed lighting, TV point, inset coal effect ethanol fire, panelled radiator.



STUDY
5.49m x 1.68m (18' x 5'6)
Double glazed window, matching flooring, downlighters, radiator.

KITCHEN/DINING AND FAMILY ROOM
11.38m x 4.04m (37'4 x 13'3)



A splendid room which extends across the majority of the rear elevation of the house, it is well lit with two double glazed windows and double glazed French doors leading to the rear enclosed garden. To the kitchen area is an extensive range of base and wall mounted cupboards and drawers with a combination of dark wood grain effect and dark anthracite finish to door and drawer fronts with contrasting white granite working surfaces and a large central dais with matching worktop, integrated four ring hob and storage cabinets. In addition to pan drawers there is an integrated wine cooler and a Cookology contemporary extractor hood and light above. Two integrated Bosch ovens, integrated fridge and freezer, pull out pan drawers and pantry cupboard. Matching flooring to hallway, two panelled radiators.





UTILITY ROOM
3.58m x 3.05m (11'9 x 10')



Matching base and wall units in dark charcoal high gloss effect finish, integrated fridge and freezer, inset four ring electric hob with granite upstand, extractor hood, integrated Bosch oven, integrated wine cooler, integrated washing machine, dishwasher and void and plumbing for washing machine, inset one and half bowl sink, ceiling downlighters, extractor fan. Walk in storage cupboard, double glazed door to rear, panelled radiator.

FIRST FLOOR LANDING



Large central galleried landing. Access to loft with a pull down ladder. Fitted cupboard, radiator.



BEDROOM ONE
5.59m x 5.18m max (18'4 x 17' max)



Double glazed window to rear, panelled radiator.



EN SUITE SHOWER ROOM
3.12m x 1.70m (10'3 x 5'7)



Luxury suite comprising large floor level tray with glazed screen, large vanity with drawer and low level WC, wood grain effect flooring, double glazed window, extractor fan, towel radiator.

BEDROOM TWO
5.59m x 5.16m (18'4 x 16'11)



Double glazed window to front, TV point, panelled radiator.

EN SUITE SHOWER ROOM
3.05m x 1.22m (10' x 4')



Floor level tray with large cubicle, glazed screen, high output shower with monsoon style head, wall mounted vanity with bowl, drawer, splashback and low level WC, extractor fan, panelled radiator.

BEDROOM THREE
4.93m x 3.73m (16'2 x 12'3)



Double glazed window to front, panelled radiator.