



**5 Bod Offa Drive, Buckley, Flintshire,  
CH7 2PB**

**£240,000**

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**EPC - C70 Council Tax Band - C Tenure - Freehold**

# Bod Offa Drive, Buckley

## 3 Bedrooms - House - Semi-Detached

A spacious semi-detached three bedroom house with modern kitchen and enclosed rear garden which is located within this established residential area a short distance off the Mold Road, in between Mynydd Isa and Buckley, approximately two miles from Mold. Providing family sized accommodation benefiting from gas fire central heating and uPVC double glazed windows. The accommodation in brief comprises entrance porch, reception hall, spacious through lounge / dining room, kitchen, bar / snug with access to the garage, first floor landing, three good sized bedrooms and a family bathroom. Gardens can be found to the front and rear.

EPC-C70 Tenure- Freehold. Council Tax Band-C



### Location

Buckley provides a range of facilities to include shops, supermarkets and excellent primary & high schools. It is within close proximity to the market town of Mold and offers good road links via the A55 Expressway enabling ease of access along the North Wales Coast, to Chester and inter connecting with the motorway network beyond.

### Accommodation

Double glazed UPVC panelled front door to entrance porch.

### Front Porch

Double glazed window to the front, door opening into the entrance hall and tiled flooring and wall light.

### Entrance hallway

Stairs rising to the first floor, power points, radiator continuation of the tiled flooring and door opening into the living room.

### Open Plan Living Room

15'0" x 14'11" (4.58 x 4.56)

With Part glazed timber door, double glazed window to the front, wood effect laminate flooring, radiator, power points, and open plan through to the dining area.

### Dining Room

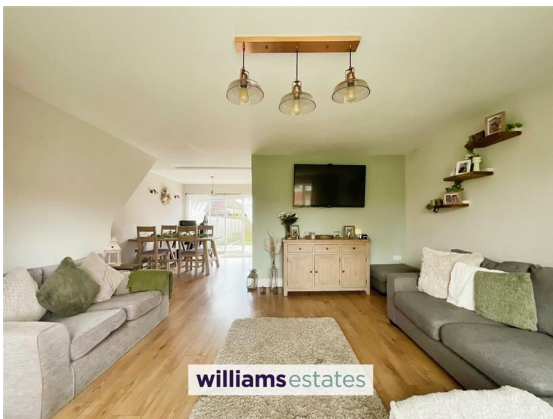
15'10" x 9'1" (4.83 x 2.77)

Wood effect laminate flooring continued from the lounge, radiator, power points, two wall lights under stair storage area, access into the kitchen and sliding patio doors to the rear overlooking the garden.

### Kitchen

11'5" x 8'5" (3.49 x 2.59)

Modern Fitted high gloss kitchen comprising of wall and base units with complimentary worktops over, composite sink with mixer tap, five ring gas hob and chimney extractor over, two eye level integrated ovens, integrated dishwasher. Double glazed window to the rear, tiled flooring, power points, recessed spotlights and door to the bar/snug area.



### Bar/ Snug

11'3" x 8'0" (3.44 x 2.44)

With laminate flooring, obscured Upvc door leading to the rear elevation, timber built bar area with woodblock countertops and shelving, power points, space for large fridge freezer, down lights and decorative shelving, and timber door leading to the garage.

### Landing

With hinged loft access spacious storage cupboard with shelving and doors off to bedrooms and bathroom.

### Bedroom One

18'0" x 9'1" (5.51 x 2.79)

With Upvc window to the rear, wood effect laminate flooring, radiator, power points, cupboard housing the boiler and walk in wardrobe with shelving and hanging space with recessed spotlights.

### Bedroom Two

11'2" x 10'0" (3.41 x 3.07)

With Upvc window to the front elevation wood effect laminate flooring, radiator, power points and recessed spotlights.

### Bedroom Three

11'2" x 7'9" (3.41 x 2.37)

With Upvc window to the front elevation, solid wood flooring, radiator, power points and storage cupboard with hanging space.

### Bathroom

Three piece suite comprising of panel enclosed bath with electric shower over and waterfall shower head, low level w.c, pedestal wash hand basin. Part tiled walls and obscured Upvc glazed window to the side elevation, ladder style radiator and recessed spotlights and LED mirror.

### Garage

10'11" x 8'7" (3.33 x 2.62)

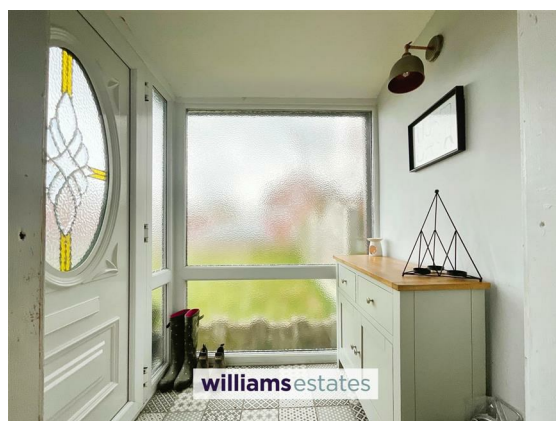
Up and over door to the front, integral door to the rear into the snug/bar room, power and lighting and plumbing and space for washing machine and tumble dryer with worktops over.

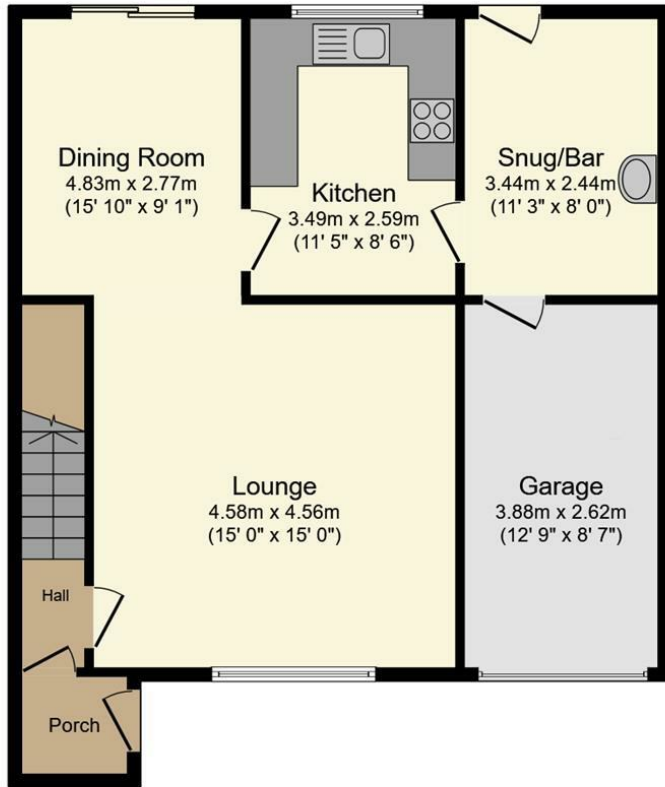
### Outside

The property is approached via brick pillars and low walls where you will find a driveway and front lawn and access to the garage. The rear garden comprises of paved patio areas, artificial lawn, enclosed lawn with timber fencing, there is also a large decked area with seating and provides an excellent space for entertaining.

### Directions

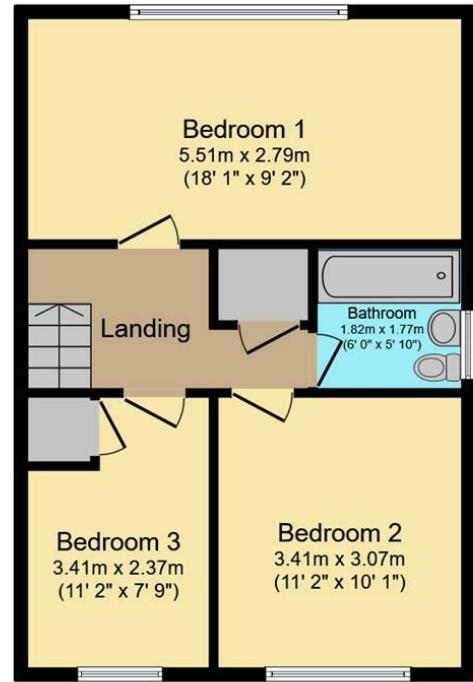
From our office on Chester Street continue down to the roundabout taking the second turning A541 Chester Road. Continue along upon reaching the Wylfa roundabout take the second turning up Wylfa Hill in the direction of Mynydd Isa. At the Mynydd Isa/Buckley border turn right onto Bod Offa Drive and the property will be found on the right hand side by way of a board.





### Ground Floor

Floor area 67.2 m<sup>2</sup> (723 sq.ft.)



### First Floor

Floor area 44.6 m<sup>2</sup> (480 sq.ft.)

**TOTAL: 111.8 m<sup>2</sup> (1,203 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

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