



**43 Bryn Awelon, Buckley, Flintshire,
CH7 2QB**

£395,000

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EPC - C70 Council Tax Band - D Tenure - Freehold

Bryn Awelon, Buckley

4 Bedrooms - Bungalow - Detached

Nestled in the charming area of Bryn Awelon, Buckley, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The bungalow's layout is thoughtfully designed, providing a warm and inviting atmosphere throughout. Natural light floods the living areas, creating a bright and airy feel that enhances the overall appeal of the home. The well-proportioned bedrooms offer ample storage and flexibility for various living arrangements.

Situated in a peaceful neighbourhood, this property benefits from a tranquil setting while still being close to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and individuals alike.

The outdoor space surrounding the bungalow is equally impressive, providing a lovely garden area that is perfect for relaxation or entertaining. Whether you wish to enjoy a quiet afternoon in the sun or host gatherings with friends and family, this garden offers a wonderful retreat.

Tenure: Freehold, Council Tax Band:D, EPC Rating:C73



Accommodation

This impressively large home is accessed via a uPVC double glazed front door leads into the porch.

Porch

Having a uPVC double glazed window to the front elevation, tiled flooring, radiator, power points, lighting and a door leading into the kitchen.

Kitchen

14'9" x 12'1" (4.50 x 3.70)

Having tiled flooring, base and drawer units with worktops over, tiled splashback, large uPVC double glazed window to the front elevation, one and a half stainless steel drainer sink with mixer taps over, space for a large range cooker, radiator, power points, television aerial point, space for a dining table and a double glazed uPVC patio door that leads to an outside space. Within the kitchen, a door leads into a small storage cupboard which houses an Ideal combination boiler. This can also be used as a storage room for shoes.

Utility

9'6" x 8'10" (2.90 x 2.70)

Having tiled flooring continuing in from the kitchen, which has a radiator, worktop with built in cupboard below for storage, void and plumbing for washing machine, dishwasher, stainless steel drainer sink with mixer tap over, uPVC double glazed window to the front elevation and an obscure uPVC double glazed door to the side elevation.

Pantry

Having tiled flooring, with ample storage, space for a freestanding large fridge freezer.

W.C

Having vinyl flooring, W.C, chrome heated towel rail and an obscure uPVC window to the side elevation.

Bathroom

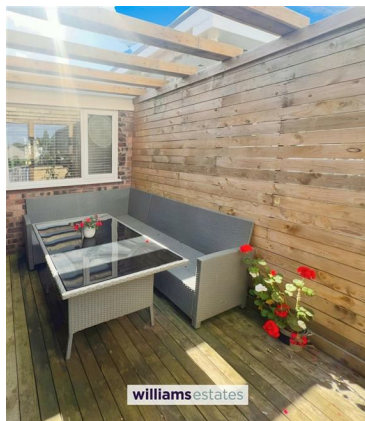
8'10" x 8'10" (2.70 x 2.70)

Having tiled flooring, partially tiled walls, downlighting, an inbuilt vanity unit with a hand basin with mixer taps over, charging point for electric toothbrushes, 'P-Shaped' bath with mixer taps and a handheld shower adjustment, low flush W.C, large full length chrome heated towel rail and a obscure double glazed window to the side of the property.

Bedroom

14'9" x 11'1" (4.50 x 3.40)

Having a uPVC double glazed window to the side elevation, tiled flooring, full length chrome radiator, power points, and lighting.



Study/Hall

10'5" x 7'6" (3.20 x 2.30)

Having a radiator, downlighting, power points, loft access, space for storage and seating, an obscure uPVC double glazed door to the rear, and doors off to further rooms.

Bedroom

10'5" x 10'5" (3.20 x 3.20)

A double bedroom having power points, USB power points, dimmable downlighting, radiator and a uPVC double glazed double doors opening out onto an outdoor seating area.

Bedroom

13'9" x 8'10" (4.20 x 2.70)

Being a double bedroom with a double glazed, full length uPVC window and a double glazed door leading out onto the decking area of the rear garden, walk in wardrobe, radiator, power points and downlights.

Lounge

22'7" x 13'9" (6.90 x 4.20)

An impressively spacious family living room with high ceilings, lighting, two radiators, power points, T.V point, multi fuel burner with a feature fireplace with stone hearth and real wood beam, two uPVC double glazed full length windows to both of the side elevations which look out to the different sitting areas of the garden, and uPVC double glazed double doors which open out onto the decking area with views across the rear garden and beyond.

Principal Suite

8'5" x 7'10" (2.58 x 2.40)

Having ample space to fit a super king size bed, lighting, power points, radiator and a uPVC double glazed window to the side elevation also has its own private door from the rest of the house with doors leading off to the en-suite and dressing room.

Dressing Room

10'5" x 7'6" (3.20 x 2.30)

Having built in shelving and hanging rails to either side, a uPVC double glazed window looking out onto the seating area of the garden, radiator, power points and dimmable downlighting. This room is multi functional and could also be a nursery, living room or home office.

En suite

Having tiled flooring, shower enclosure with sliding glass door, wall mounted Mira shower with rainfall removable shower head, fitted with a shower television, in built vanity unit with two hand washing basins, both with mixer taps over and storage drawers underneath. Above is an anti fog mirror with lighting, shaver plug power point, obscure double glazed uPVC window to the front elevation, low flush W.C, chrome heated towel rail and a built-in shelf.

Outside

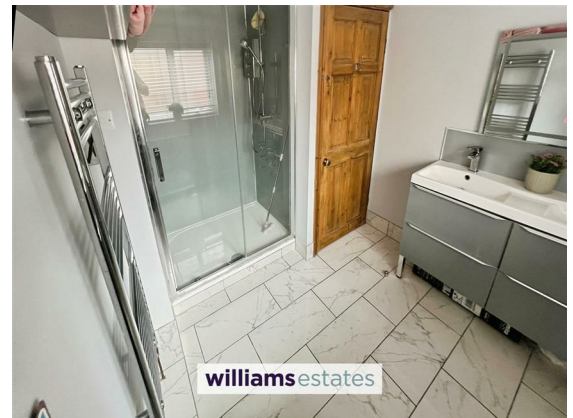
The front of this property benefits from a spacious driveway offering ample parking for numerous vehicles. Being a low maintenance front garden, being partially block paved and partially laid with golden gravel.

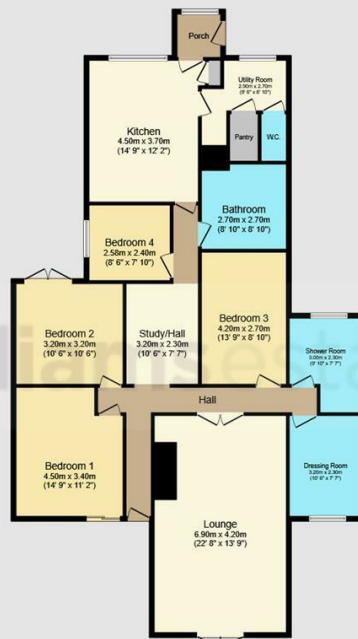
The rear of the property boasts a large lawned garden with decking that wraps around the rear, perfect for alfresco dining. The garden is bound by mature hedges and trees to one side and timber fencing to the other.

There are also two useful storage units at the bottom of the garden, perfect for storage.

Directions

From our Mold office, follow Wrexham St/B5444, Mold Byp and Mold Rd/A549 to Well St in Buckley for 9 min (3.1 mi)
Follow Well St to Bryn Awelon and the property will be on your left.





Floor Plan

Floor area 140.9 sq.m. (1,517 sq.ft.)

Total floor area: 140.9 sq.m. (1,517 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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